

States of America, well and truly paid by the said party of the second part, to the said party of the first part, at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part her heirs and assigns, all that certain lot or tract of land situate in said township of North Coventry and County of Chester, Bounded and described as follows, to wit: Beginning at a stone at the intersection of the Pughtown road with the Schuykill road, thence by lands of George Keim North seventy six degrees and three quarters west, two hundred and eighty six feet and a half to a stone, thence by lands of the said Reber & E. Stauffer, South thirteen degrees and a quarter west three hundred feet to the middle of a twenty feet wide alley, thence along the same by lands of Andrew Overhalyzer South seventy six degrees and three quarters East one hundred and two feet to the middle of the said Pughtown Road, thence along the same by lands of David H. Jones, North forty four degrees and three quarters East three hundred and fifty two feet to the place of beginning, containing one acre and fifty four perches of land or the same more or less, it being the same premises which Abraham M. Stauffer and Aaron S. Swartz assigns in Bankruptcy of John B. Parker a Bankrupt by indenture bearing date the day of March A.D. 1878 and intended to be hereunto recorded, did grant and confirm unto the said William Kennedy, and to his heirs and assigns forever, together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and of every part and parcel thereof, and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity of the said party of the first part of, in and to the said premises with the appurtenances, to have and to hold the said premises with all and singular the appurtenances, unto the said party of the second part her heirs and assigns, to the only proper use benefit and behoof of the said party of the second part her heirs and assigns forever and the said William Kennedy for himself his heirs, executors and administrators, doth by these presents covenant grant and agree to and with the said party of the second part her heirs and assigns that he the said William Kennedy and his heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended to be so, with the appurtenances unto the said party of the second part her heirs and assigns against him the said William Kennedy and his heirs, and against all and every other person or persons, whatsoever lawfully claiming or to claim the same or any part thereof, by from or under him them or any of them, shall and will covenant and forever defend. In witness whereof the said party of the first part to these presents has hereunto set his hand and seal Dated the day and year first above written

Signed Sealed and Delivered in presence of
 H. M. Stauffer
 John Thompson
 Montgomery County ss.
 On the thirtieth day of March A.D. 1878
 before me a Notary Public in and for said County, personally appeared the within named William Kennedy and acknowledged the within written indenture to be his act and deed and desired that the same might be recorded as such according to law
 Witness my hand and seal
 John Thompson
 Notary Public

Recorded Nov 11, 1879

Deed
 Elizabeth Walton to Richard Graham
 This indenture made the thirteenth day of June in the year of our Lord one thousand eight hundred and seventy nine (1879) between Elizabeth Walton of the Township of Easttown in the County of Chester and State of Pennsylvania, Singlewoman of the one part and Richard Graham of the City of Philadelphia and State aforesaid Accountant of the other part witnesseth, that the said Elizabeth Walton for and in consideration of the sum of Five thousand seven hundred and forty five dollars

six cents lawful money of the United States of America, unto her well and truly paid by the said Richard Graham at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents doth grant, bargain, sell, alien, convey, release and confirm unto the said Richard Graham his heirs and assigns, all that certain Tract or Piece of land, with the Buildings and Improvements thereon erected situate in the said township of Easttown in the County and State aforesaid, described according to a recent survey thereof made by William Sibley Esquire Surveyor as follows: Beginning at a stone in the middle of the Newtown or Paoli Road, thence South forty degrees seven minutes East, twenty four and fifty four hundredths perches to another stone in the middle of said road, thence North sixty nine degrees forty minutes East, along land of Hugh J. Steen, Eighty five and twenty hundredths perches to a stone a corner of land of Jeremiah Taylor, thence North sixty six degrees fifty three minutes East, along said Taylor's land, Twelve and forty two hundredths perches to a stake a corner of land of Robert Glenn thence South twenty four degrees seven minutes East, along the said Glenn's land, Eighty four and ninety two hundredths perches to a stone on the Southernly side of a Public Road thence South seventy six degrees and five minutes West, along the Southernly side of said Road, twelve and forty six hundredths perches to a stone, thence North seventy two degrees fifty five minutes West crossing said Public Road and along the Northernly side of the Darby Road, twenty and four tenths perches to a stake in the said Northernly line of Darby Road, thence North eighty six degrees, thirty eight minutes West, still along said road, Twenty nine and sixty seven hundredths perches to a stone in said Northernly line, thence South eighty degrees, twenty eight minutes West, still along the Northernly line of said Road Twenty nine and four tenths perches to a stone in the middle of the said Newtown or Paoli Road, thence South seventy degrees West, crossing said Darby road Five Perches to a stake on the Southernly line of said Road, thence North seventy eight and a quarter degrees West, crossing said Darby Road, Eight and twenty five hundredths perches to a stake in the Northernly line of said Road, thence North sixty six and three quarters degrees West, along the Northernly line of said road, Ten and five tenths perches to a stone, thence South eighty nine degrees thirty eight minutes West, crossing said Darby Road and a run of water, Forty six and fifty two hundredths perches to a stake in a white oak stump on the Southernly side of said Darby Road, thence North fifty one degree thirty eight minutes West, crossing said Darby Road and along its Northernly line, Fifty two and sixteen hundredths perches to a stake, a corner of land of John Evans and thence North sixty five and one half degrees East along said Evans' land and land of Hugh J. Steen, Sixty four perches to the first mentioned stone and place of beginning, containing including said public roads Fifty eight acres and one hundred and twenty three square perches of land being part and parcel of a certain larger tract of land which William B. Morrison Esquire, High Sheriff of the said County of Chester, by Deed Poll under his hand and seal, bearing date the Twelfth day of August Anno Domini 1875, duly acknowledged the same day in open Court of Common Pleas for said County and entered among the records thereof in Sheriff's Deed Docket No. 7, page 337^{re} granted and conveyed unto the said Elizabeth Walton in fee, together with all and singular the buildings, improvements, Streets, Roads, Lanes, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereto belonging or in anywise appertaining, and the Reversions and Remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim, and demand whatsoever of her the said Elizabeth Walton in law, equity or otherwise whatsoever, of, in and to the said and every part thereof, to have and to hold the said Tract of land above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned and intended to be so with the appurtenances unto the said Richard Graham his heirs and assigns, to and for the only proper use and behoof of the said Richard Graham his heirs and assigns forever, and the said Elizabeth Walton for herself, her heirs, executors and administrators doth by these presents, covenant, grant, and agree to and with the said Richard Graham his heirs and assigns that she the said Elizabeth Walton and her heirs, all and singular, the hereditaments and premises herein above described and granted or mentioned and intended to be,