

Deed for Sale between John Oberholtzer and Allen H. Simmers

The following document is the deed that Allen H. Simmers received following the purchase of the Mill and land from John Oberholtzer. The document measures 18 inches long by 11 inches wide and is 2 pages front and back. The two pages are connected like pages in a book. The deed can be folded in half and then tri folded for mail delivery.

The following is the transcription of the document. This transcription is of the deed when it is fully open.

Page 1

DEED.

[No. 292.] Printed and Sold by Samuel Yeo, 613 Walnut St., Philadelphia.

This Indenture, Made the Twenty Fifth day of March in the year of our Lord one thousand eight hundred and Eighty Six BETWEEN John Oberholtzer and Sara L. his wife of Norristown, Montgomery County, Penna. Of the one part, and Allen H. Simmers of West Vincent township, County of Chester, and State aforesaid, of the other part Witnesseth, That the said John Oberholtzer and wife Sara L., for and in consideration of the sum of Three Thousand eight hundred dollars lawful money of the United States of America, unto them well and truly paid by the said Allen H. Simmers at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Allen H. Simmers his Heirs and Assigns, All that certain Grist Mill, dwelling and two tracts of land, with the water rights and the improvements, Situated in West Pikeland township, Chester County, Pa., bounded and described as follows, Lot No. 1- Beginning at a Buttonwood tree at a point between lots Nos. 1 and 2 thence along by the same North $47\frac{3}{4}^{\circ}$ West $6\frac{8}{10}$ Perches to a limestone; thence by the same South $57\frac{3}{4}^{\circ}$ West 13 Perches to a limestone; thence by lands of Joshua P. Harry South five and a half degrees West $41\frac{6}{10}$ Perches to a limestone; thence by lands of Simeon Buzzard North $84\frac{1}{2}^{\circ}$ East $23\frac{9}{10}$ Perches to a cherry tree; thence by lands of Moses V Latshaw, North $1\frac{1}{2}^{\circ}$ West 22 Perches to an Ash tree; thence by the same North $28\frac{3}{4}^{\circ}$ West $5\frac{4}{10}$ Perches to a buttonwood tree; thence by the same North 54° West $9\frac{6}{10}$ Perches to the center of the Pickering Valley Railroad; thence along the center of the same North $72\frac{3}{4}^{\circ}$ East 10 Perches; thence North $21\frac{1}{2}^{\circ}$ West $6\frac{4}{10}$ Perches to the place of beginning. Containing five acres and fifty four and seventenths perches of land, be the same more or less. Lot no. 2, Beginning at a buttonwood tree, a corner of tract no. 1, thence by the same, South $20\frac{3}{4}^{\circ}$ East $6\frac{56}{100}$ Perches to the center of the Pickering Valley Railroad; thence along the same

Page 2

North $71 \frac{3}{4}^{\circ}$ East 2 $\frac{36}{100}$ Perches; thence by lands of the said Moses V Latshaw; North $20 \frac{3}{4}^{\circ}$ West 20 $\frac{52}{100}$ Perches to a fence; thence by lands of the same South $89 \frac{1}{2}^{\circ}$ West 11 $\frac{48}{100}$ Perches to a pin Oak tree in the line of Joshua P. Harry's land, thence by the same, South $6 \frac{1}{2}^{\circ}$ West 14 Perches to the point of intersection of said line with lot no. 1; thence by tract number one. North $57 \frac{3}{4}^{\circ}$ East 13 perches to a post, thence by the same, South $47 \frac{1}{4}^{\circ}$ East 6 $\frac{88}{100}$ Perches to the place of beginning. Containing one acre and sixty and a quarter square perches of land, be the same more or less, it Being the same premises conveyed by John Oberholtzer to Joseph M. Bartoletti on the 27th day of March 1875, and recorded in Deed Book S8, Vol. 190 Page 73 and reconveyed to the said John Oberholtzer by George R. Stiteler, Assignee of Joseph M. Bartoletti and wife on Deed dated April 9th 1877 and recorded in Deed Book H8 Volume 195 Page 142 relation being thereunto had it will more fully and at large appear.

The said John Oberholtzer and wife Sara L. by deed granted to Moses V. Latshaw have reserved unto themselves and unto their successors in the property herein described, the right and privilege of passing and repassing at pleasure by the road-way now in use, over their lands, from the mill to the Conestoga Turnpike, and also reserved to the said Moses V Latshaw and their successors a partial use of the Spring house and Spring situated on the within described property, when they desire to, Also sufficient water at all times and seasons from forebay at Mill to drive a hydraulic ram for the purpose of forcing water to their buildings situated on the adjoining property, together with the privilege to repair said ram and its surroundings at pleasure.

Page 3

TOGETHER with all and singular the buildings and improvements Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever there-unto belonging or in and wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of the Said John Oberholtzer and his wife Sara L. in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof, excepting as above excepted.

To have and to hold the said Mill and tracts of land, with the Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, excepting as above unto the said Allen H. Simmer and to his Heirs and Assigns, to and for the only proper use and behoof of the said Allen H. Simmers and his Heirs and Assigns for ever. Excepting as above excepted

AND the said John Oberholtzer and wife Sara L for themselves their Heirs, Executors and Administrators, do by these presents, covenant, grant, and agree to and with the said Allen H. Simmers and with his Heirs and Assigns, that they the said John Oberholtzer and wife Sara L. their Heirs, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Allen H. Simmers and to his Heirs and Assigns, against them the said John Oberholtzer and wife Sara L. and their Heirs, and against all and ever other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, SHALL and WILL excepting as

above excepted WARRANTS and for ever DEFEND. In Witness whereof, the said Parties to these Presents have hereunto interchangeably set their hands and seals. Dated the day and year first above written.

SEALED AND DELIVERED

John Oberholtzer (signed)

IN THE PRESENCE OF US,

Sara L. Oberholtzer (signed)

Page 4

(Half Page)

RECEIVED, the day of the date of the written or foregoing Indenture, of the within-named Allen H. Simmers the full consideration mentioned within.

Witness present

John Oberholtzer (signed)

Abr. Hallman (signed)

Calib H. Wisser (signed)

On the Twenty Fifth day of March Anno Domini 1886 before me a justice of the Peace in deed for said County of Montgomery personally appeared the above-named John Oberholtzer and Sarah L. and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such; and the said Sarah L. Oberholtzer being of full age, and separate and apart from her said husband by me thereon privately examined, and the full contents of the above Deed being by me first made known unto did thereupon declare and say that she did voluntarily and of her own free will and accord, sign, seal, and as her act and deed, deliver the above written Indenture, Deed or Conveyance, without any coercion or compulsion of her said husband. Witness my hand and seal, the day and year aforesaid.

Abr. Hallman (signed)

(Middle of Tri-fold)

Deed.

John Oberholtzer to Allen H. Simmer for Grist Mill at Cambria, Chester Co. PA

(In Pencil): By mail to Grantee Cambria Station Chester Co PA

(Right of Tri-Fold)

RECORDED in the Office for the Recording of Deeds in Chester County Penna in Deed Book C10 Vol No. 225 page 261 &c.

Witness my hand and seal of Office this Twelfth day of July A.D. 1886

R H Planty (Signed) Recorder