

The Guthrie Farm on the Wollerton Homestead

Research by Estelle Cremers

In 1999 I contacted Estelle Cremers of Historical Land Research in Pottstown, Pa. to do a Deed Search to document the history of the Guthrie Farm. You will find some words spelled in a different way, but that is the way they spelled them in the 17th and 18th century, according the Estelle Cremers.

CHAIN OF TITLE

<p>PATENT BOOK A Vol. 15, Pg.20</p> <p>WARRANTS OF MARCH 8,1734 MAY 18, 1748 &</p> <p>Recorded NOV. 1, 1748</p> <p>233 acres</p>	<p><u>THOMAS PENN AND RICHARD PENN, ESQUIRES</u>, true and absolute Proprietaries and Governors in Chief of Pennsylvania, <u>TO CHARLES WOLLERTON</u></p> <p>Two hundred and thirty-three acres in Whiteland and Bradford Townships.</p> <p>The 1734 Survey reads 181 Acres in White Land Township The 1748 Survey reads 52 acres in Bradford Township.</p> <p>(These township designations are found to be misleading in that later placement of Charles Wollerton's surveys put three-quarters of his land in Bradford and one-quarter in Whiteland Township. It is understood that in 1734, the western boundary line of Whiteland Township was undetermined even though Bradford Township was awarded a Constable at 1701 and divided into East Bradford and West Bradford Townships in 1731. The Patent designations simply reflect that the surveyors of the Deed Rolls Office in Philadelphia were a few years behind the political divisions of the county.)</p> <p>AND Charles Wollerton died in 1781 testate, having written his Will the Eleventh day of the Ninth Month (December), 1773</p>
<p>By Will Papers #3315</p>	<p>Charles Wollerton, of East Bradford Township, devises to his son, John Wollerton, his Heirs and Assigns "<u>All that part of my Land in East Bradford that lies on the West Side of a certain Line I have now fixed</u>, which begins at a post Seventy-one perches from Hon Gray's Chestnut Corner tree, between the South and West in the line between my Land & the said John Gray's, and from the said Post to run a course South Twenty-Nine Degrees East quite through my Tract into the road leading to Thos. Spackman's Mill, all the land on the West side of said Course (nearly where the partition fence now stands) be it more or less, to be my son John's part of my land....."</p> <p>"I Give Devise and Bequeath unto my Son James Wollerton, all and singular the remaining part of my Tract of Land <u>where I now live</u>, which lies to the East of the above said partition Line, which I have now fixed, with all the Buildings and Improvements made on the same, and to his Heirs and assigns forever, and I also Give to my said Son James Wollerton all The reversions and remainder of my</p>

	<p>Estate both real & Personal....”</p> <p>AND the said son, John Wollerton died intestate in 1794 leaving a widow, Mary Gray Wollerton, and issue eight living children.</p> <p>AND Mary Gray Wollerton died in 1795 leaving 8 surviving children all of full are, & naming brother-in-law James Wollerton Co-Executor with her eldest son, William Wollerton.</p> <p>AND James Wollerton died testate in 1805 leaving a widow, Dorcas Few Wollerton, and issue nine living children all of full age, having written his Will the 27th day of February, 1805.</p>
<p>By Will Papers #5213</p>	<p>James Wollerton of East Bradford d Township: “devise and bequeath unto beloved wife, Dorcus Wollerton, the room Down Stairs, it being the West End of the house, and privilege of Any other part if she should want it and Likewise to have her fir wood Cut and drawed to the door: and Shell have fifteen bushels of rye and ten bushels of Wheat and one hundred and fifty pounds of porke and Fifty pounds of beef Each and Every year During her Natural like and likewise my best Feather Bed and Beding and all my house-hold furniture, and to have A horse Saddle and Bridle and a Cow to be kept winter And Summer and provided for, and to have Sixteen Dollars Each and Every year during her Natural life. <i>(I have a copy of the Will with further bequests to children, which ended with the following bequest to his youngest son, John Wollerton.)</i></p> <p>“I give and devise to my Son John Wollerton all and Singular the remaining Part of my track of land <u>where I now lives</u> with all the Building and Improvements maid on the Same, and to his heirs and Assigns for Ever, and I also give to my Son, John Wollerton all the reversions and remainder of my Estate both real and personal he paying the legacies Before mentioned.....”</p> <p>(This son, John, son of James and Grandson of Charles Wollerton, the Patentee, remains on the farm until 1834 when he dies, a widower with four grown children, Mifflin, James, Drucilla, and Albina. His Estate with `150 acres of land is processed through Orphans” Court and is recorded in 1836)</p>
<p>DEED BOOK #04-Vol. 86, pg. 64 1/18/1836</p> <p>\$706 to each or \$2118.00</p>	<p>James & Hannah Wollerton, Drucilla Wollerton, & Albina Wollerton, heirs of John Wollerton, deceased, TO Mifflin Wollerton, also an heir of John Wollerton, deceased.</p> <p>WHEREAS by Deed of Covenant dated 1/8/1836, Mifflin, James, Drucilla and Albina Wollerton, Parties hereto and heirs at low of John Wollerton, dec’d., Situate in East Bradford and West Whiteland Townships and in possession of Mifflin Wollerton, Described as Lot #1 and called the Western Division, <u>Beginning</u> at the White Oak, a corner of David & Samuel Cope’s land; thence North 68 degrees 40 minutes East 119.7 106 acres perches to a heap of stone in line of William Saynoff’s (Lainfoff) land; thence North 31-3/4 degrees</p>

	<p>West 51 perches to a limestone; thence by the Eastern Division North 12-2/2 degrees West 4818 perches to a limestone; thence North 23 degrees West 36.8 perches to a stone in line of James and Eli Wollerton's land; thence North 65-1/4 degrees East 16 perches to a post; thence North 28-1/4 degrees West 31.25 to a post in line of James Wollerton's land; thence South 65-1/4 degrees West 69 perches to a Chestnut stump; thence South 59-1/4 degrees West 45 perches to a Gum Tree in line of Abner Keech's land; thence South 24 degrees East 78.5 perches to a post in line of William Pearson's land; thence South 3 degrees East 55.85 perches and by the same to a Spanish Oak stump; thence by the South 4 degrees East 7.6 perches to a Spanish Oak tree; and thence by lands of David Cope South 23-1/2 degrees East 15.75 perches to the place of Beginning.</p> <p>CONTAINING 106 acres more or less, IT BEING PART OF THE AFOREMENTIONED SAID TRACT OF WHICH THE SAID JOHN WOLLERTON DIED SEIZED AND POSSESSED.</p>
<p>D.B.#C6-125-19 3/31/1856 \$5000.00 82 acres</p>	<p>Mifflin Wollerton and Rebecca, his wife, of East Bradford Township TO Baiser Swymler, also of East Bradford Township.</p> <p>Message, Plantation of Tract of Land.</p> <p><u>Beginning</u> at a stone in a public road, a corner of Thomas W. Parker's Lot: thence by land of the said Mifflin Wollerton and along said rod South 63-3/4 degrees West, 38 perches to a stone and South 57-1/2 degrees West 36.75 perches and South 76-1/2 degrees West 26.8 perches to a stone in line of Edward Irwin's land; thence by the same South 24 degrees East 50.7 perches to a post near a Sassafras tree and South 3 degrees East 55.85 perches to a stump and South 4 degrees East 7.6 perches to a Spanish Oak stump on the North Side of a public road; thence along said Road South 75 degrees East 27.48 perches to a stone; thence by land now or late of Samuel Cope North 68-3/4 degrees East 98.3 perches to a stone in line of William Lainhoff's land; thence by Lainhoff's land North 31-3/4 degrees West 51 perches to a stone; thence by land of Evan Davis North 13 degrees West 48.9 perches to a stone; thence by land of Eli Wollerton and John Berry North 23 degrees West 36.8 perches to the place of Beginning</p> <p>CONTAINING 82 acres more or less.</p>
<p>D.B.#E6-127-564 4/1/1857</p>	<p>Balsar Swymelar and wife TO Newlin Dolby of Uwchland Township</p> <p>AND Newlin Dolby mortgaged the property by a Judgment Bond to William R. Chambers, Executor of the Estate of Joel Martin, deceased, to secure payment of the sum of \$3500.00.</p>
<p>D.B.#Q6-138-46 3/27/1860 \$5800.00</p>	<p>Newlin Dolby and Sarah Ann, his wife, of East Bradford Township To John R. Thomson, of East Caln Township Message, Plantation & Tract of land in East Bradford Township.</p>

82 acres	<p>Subject to payment of the above mortgage.</p> <p>AND John R. Thomson died March 22, 1893, intestate, of East Bradford Township</p>
<p>D.B.#L11-258-463</p> <p>4/1/1895</p> <p>\$2280.00</p> <p>57 acres</p>	<p>Eber J. Young and Rebecca C. Thomson, Administrators of the Estate of John R. Thomson, deceased, TO Daniel Sheehy of East Bradford Township.</p> <p>Orphans Court-ordered sale - 1/13/1894 (Public Sale- 1/18/95 confirmed - 1/28/1895)</p> <p><u>Beginning</u> at a stone in line of Slater Springer's land (formerly Evan Davis' land) at the corner of The Spring Garden Street Trust Company's land; thence by land of said company West 20-3/4 degrees South 1627 feet to a stone in line of Edwin Irwin's land; thence by the same South 24 degrees East 250 feet to a post and South 3 degrees 43.43 perches to a stone; thence by land of Hannah Starr (formerly James Pearson) South 21-3/4 degrees East 13.13 perches to a stone in a public road; thence along side road by land of Starr South 1 degree East 8.4 perches to a stone in the junction of said road and the road to Grubb's Mill (formerly McMinn's Mill); thence along said last mentioned road South 75 degrees East 23.18 perches to a stone in said road; thence by land of Hannah Starr and Morris S. Cope (formerly Samuel Cope) North 68-3/4 degrees East 98.3 perches to a stone in line of the late William Lainhoff's land; thence by the same Lainhoff North 31-3/4 degrees West 51 perches to a stone; thence by land of Slater Springer North 18 degrees West 712 feet to the place of Beginning</p> <p>CONTAINING 57 acres more or less.</p>
<p>D.B.#K13-307-168</p> <p>4/4/1907</p> <p>\$2500.00</p> <p>57 acres</p>	<p>Daniel Sheehy TO Lydia E Guthrie</p> <p>AND Lydia E. Guthrie died 11/3/1920, leaving to survive her, her husband Harry C. Guthrie, and a daughter, Ruth Jane Hartshorne, and a son, Edwin S. Guthrie, to whom she bequeathed her estate. And Harry C Guthrie filed on 11/24/1920 in Orphan's Court to take his rightful third under the Will.</p>
<p>D.B.#W15-369-224</p> <p>12/8/1920</p> <p>\$1.00</p> <p>57 acres</p>	<p>Ruth J. Hartshorne et vir, Herbert B. Hartshorne, of the Borough of West Chester, TO Edwin S. Guthrie of East Bradford Township</p> <p>And Edwin S. Guthrie died 1/10/1971 testate (Will Book 101, pg. 807). Wherein inter alia he appointed Willis and Raymond Guthrie Co-Executors.</p>
<p>D.B.#U40-563</p> <p>6/6/1972</p>	<p>Willis Guthrie and Raymond Guthrie, Executors of the Estate of Edwin S. Guthrie, deceased, TO C. Leon Guthrie (a/k/a Leon C. Guthrie) & Billy Rae Guthrie, his wife.</p>

\$66000.00	Parcel A.....15.834 acres Parcel B.....32.991 acres
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Of the original 57 acres owned by Edwin S. Guthrie over the years 6.18 acres was deeded to some his children to build homes. In 1972 at the time the Executors of the Estate sold the 48.82 acres to C. Leon and Billy Rae Guthrie they deeded off the log house and 2 acres to Gustan & Georgeanne S. Hoecht for \$20000.00. Leon and Billy Guthrie actually paid \$76000.00 for the 48.82 acres as the inheritance from Pop Guthrie was \$10000.00 and that went directly to our bank as down payment. In April 1976 Leon and Billy Guthrie bought back the log house and 2 acres from the Hoechts for \$36200.00.

Website:

<http://renovation.guthrieland.com/history/cot.html>