

side of Marsh Road the same distance as those dwellings already erected along the said side of said Road.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year aforesaid.

Sealed and Delivered  
in the Presence of  
Everett E. Borton

)  
)  
)  
)

Charles E. Bittner (SEAL)

.....  
• U.S.I.R. STAMPS :  
• \$2.75 :  
• CANCELLED :  
.....

STATE OF DELAWARE, )  
NEW CASTLE COUNTY. ) SS.

BE IT REMEMBERED, That on this 27th day of June in the year of our LORD one thousand nine hundred and forty-nine personally came before me, the subscriber, a Notary Public for the State of Delaware, CHARLES E. BITTNER, widower, party to this Indenture, known to me personally to be such, and duly acknowledged this Indenture to be his Deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

.....  
• EVERETT E. BORTON NOTARY PUBLIC •  
• APPOINTED MAR. 6, 1949 •  
• TERM 2 YEARS DELAWARE •  
.....

Everett E. Borton  
Notary Public.

Received for Record June 27, 1949  
Burton S. Heal, Recorder  
Mullin

THIS DEED, MADE THIS 21st day of June, in the year of our LORD one thousand nine hundred and forty-nine

BETWEEN ALICE E. POTTER and WILLIAM S. POTTER, her husband, of Centerville, New Castle County, Delaware, MARY H. BROWNING and A. WILLIS BROWNING, her husband, of Chester County, Pennsylvania, EDMUND H. HARVEY and JEANNE B. HARVEY, his wife, of Chester County, Pennsylvania, SOPHIE H. SHARPLESS AND C. GORDON SHARPLESS, her husband, of Christians Hundred, New Castle County, Delaware, all parties of the first part,

AND

BUDDY SCRANTON DEEMER and LENA F. DEEMER, his wife, of the City, County of New Castle, State of Delaware, parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey, unto the said parties of the second part,

ALL That certain lot, piece or parcel of land with the buildings thereon erected, situate in the Town of New Castle, New Castle County and State of Delaware, more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of a proposed 80 feet wide

Avenue distant North 34 degrees 19 1/2 minutes East 80.29 feet from a concrete monument set at the northeasterly corner of the property of the New Castle Special School District, said concrete monument being distant along the westerly boundary line of the New Castle Special School District which is the westerly boundary line of a 40 feet wide reservation (said westerly boundary line of the 40 feet wide reservation to be the westerly side of a proposed 100 foot wide Avenue) North 34 degrees 19 1/2 minutes East 523.70 feet from the northeasterly side of the New Castle and Frenchtown Turnpike (at 60 feet wide), thence from said BEGINNING point along the northeasterly side of said proposed 80 feet wide Avenue and parallel to the northeasterly boundary line of the said New Castle Special School District North 60 degrees 34 minutes West 297.42 feet to a corner of other lands now or formerly of the heirs of May duPont Saulsbury (parties of the first part herein); thence along the boundary line of other lands now or formerly of the heirs of May duPont Saulsbury (parties of the first part herein) the three following courses and distances - North 29 degrees 26 minutes East 208.71 feet. - South 60 degrees 34 minutes East 417.42 feet, and South 29 degrees 26 minutes West 208.71 feet to a corner; thence along the extension and along the northeasterly side of said above mentioned proposed 80 feet wide Avenue North 60 degrees 34 minutes West 120.00 feet to the place of BEGINNING. Containing within said metes and bounds 2.00 acres of land be the same more or less.

BEING a part of the same lands and premises known as Hermitage Farm which Henry duPont, surviving Trustee, granted and conveyed to Mary V. duPont, Victor duPont and Charles I. duPont, Jr., by deed dated August 14, 1869, which said deed is recorded in the Office for the Recording of Deeds, in and for New Castle County, Delaware, in Deed Record C, Vol. 8, Page 28, and the said Charles I. duPont, Jr., being seized of a one-third interest in said Hermitage Farm, died in January, 1873, leaving a will dated April 22, 1870, which was duly admitted to probate in the office of the Register <sup>at Wilmington, Delaware</sup> in Will Record B, Vol. 2, Page 527, by Item Fifth of which said will he did devise and bequeath all of his residuary estate in which was included the Hermitage Farm, to his brother, Victory duPont, in trust for his daughter, Victorine A. DuPont, but in the event the said daughter should die before attaining the age of twenty-one years and leaving no issue, then to transfer the whole of said residuary estate to his said brother, Victor duPont, and his sister, Mary V. duPont, free from any trust in the proportion of two thirds to said Victor duPont and one-third to Mary V. duPont, as will more fully appear by reference to said will.

And the said Victorine A. duPont died intestate under twenty-one years of age and without issue in January, 1878, Letters of Administration on her estate being granted to Victor duPont on January 15, 1878 by the Register of Wills at Wilmington, Delaware, as will more fully and at large appear in Will Record D, Volume 2, Page 546.

And the said Victor duPont, being seized of a five-ninths interest in said Hermitage Farm, died in May, 1882, having made his last Will and Testament dated May 26, 1879, which said will was admitted to probate by the Register of Wills,

in and for New Castle County on May 23, 1908, and is now recorded in Will Record L, Vol. 2, Page 150, by which said will the said Victor duPont devised and bequeathed all of his residuary estate in which was included said interest in the Hermitage Farm to his wife, Alice duPont, her heirs and assigns, forever as will more fully and at large appear by reference to said will.

And the said Alice duPont being seized of an undivided five-ninths interest in said Hermitage Farm, died in March, 1904, leaving a will dated January 16, 1894, which said will was subsequently admitted to probate by the Register of Wills at Wilmington, Delaware, in Will Record C, Volume 3, Page 316, by which said will she left her residuary estate in which was included said interest in the Hermitage Farm to such of her children as survived her, the said Alice duPont being survived by the following named children: Victor duPont, Jr., May duPont Saulsbury, Ethel duPont Barksdale, Alice duPont, Sophie duPont Ford and Renee duPont Harvey.

And the said Mary W. duPont being seized of an undivided four-ninths interest in Hermitage Farm, died on or about September 25, 1909, leaving a will dated August 5, 1892, which said will was subsequently admitted to probate by the Register of Wills at Wilmington, Delaware, in Will Record N, Volume 3, Page 200, in which said will she devised all of her real estate including her said interest in Hermitage Farm, to her nephew, Charles I. duPont, in trust, to pay the income therefrom to her nieces and nephews, the above named children of Victor duPont and Alice duPont hereinbefore named in the last preceding paragraph, until such time as the youngest should attain the age of twenty-one years, at which time the said trustee was to convey said real estate to said nieces and nephews in fee simple free of all trusts. The said above mentioned nieces and nephews having all attained the age of twenty-one years at the time of testatrix's death and being the only surviving nieces and nephews of said testatrix, became seized of the said undivided four-ninths interest in said Hermitage Farm by virtue of the above devise and by virtue of the intestate laws of the State of Delaware.

And the said Victor duPont, Jr., (one of the children of Victor and Alice duPont) being seized of an undivided one-sixth interest in the said Hermitage Farm, died on or about June 14, 1911, having made his Last Will and Testament dated April 20, 1910, which said will was admitted to probate by the Register of Wills at Wilmington, Delaware, on June 19, 1911, in Will Record Q, Vol. 3, Page 480, in which said will he devised and bequeathed all of his residuary estate including said interest in the Hermitage Farm unto his son, Victor duPont 3rd, absolutely and in fee simple.

And by deed dated December 13, 1911, and recorded in the Office for the Recording of Deeds at Wilmington, Delaware, in Deed Record U, Volume 23, Page 145, Ethel duPont Barksdale and husband, Alice duPont and husband, Sophie duPont Ford and husband, Renee duPont Harvey and husband, being all of the surviving children of Victor and Alice duPont, and the said Victor duPont 3rd, being the sole devisee of his father, Victor duPont, Jr., a deceased child of the said Victor and Alice duPont, granted and conveyed all their undivided interests in said Hermitage Farm to May duPont Saulsbury, who prior to said conveyance was

seized of an undivided one-sixth interest in Hermitage Farm, and by reason of said conveyance became seized of the entire fee simple title to said Farm.

And the said May duPont Saulsbury being seized of said Hermitage Farm, died on or about May 7, 1927, having made her Last Will and Testament dated November 2, 1923, which said will was admitted to probate by the Register of Wills at Wilmington, Delaware, in Will Record D, Vol. 5, Page 350, by which said Will May duPont Saulsbury provided part as follows: "Item. I give and bequeath unto my sister, Renee duPont Harvey, in fee simple, the old Van Dyke Farm near New Castle, Delaware, known as 'The Hermitage'". The said Renee duPont Harvey predeceased her sister, May Saulsbury, having died in New Castle County on January 2, 1927, her will being admitted to probate by the Register of Wills at Wilmington, Delaware on January 17, 1927, in Will Record C, Vol. 5, Page 325. The said Renee duPont Harvey left to survive her the following named children, to-wit: Alice H. Harvey, Mary Van Dyke Harvey, Edmund H. Harvey and Sophie R. Harvey, to whom said property did descend by virtue of the provisions of Section 2329 of the Revised Code of Delaware 1915 (now incorporated in the 1935 Code as Section 2354 of said Code). The said Alice H. Harvey has since married and is now known as Alice H. Potter, Mary Van Dyke Harvey subsequently married and is now known as Mary H. Browning, Sophie R. Harvey subsequently married and is now known as Sophie H. Sharpless, all of whom together with their respective husbands and together with Edmund H. Harvey and his wife, are parties of the first part herein.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year aforesaid.

Sealed and delivered in the presence of	)	Alice H. Potter	(SEAL)
Elizabeth T. Cronin	)	William S. Potter	(SEAL)
as to all parties.	)	Mary H. Browning	(SEAL)
		A. Willis Browning	(SEAL)
		Edmund H. Harvey	(SEAL)
		Jeanne B. Harvey	(SEAL)
		Sophie H. Sharpless	(SEAL)
		C. Gordon Sharpless	(SEAL)

State of Delaware )  
NEW CASTLE COUNTY ) SS.

WE DO REMEMBERED That on this 21st day of June in the year of our LORD one thousand nine hundred and forty-nine personally came before me the Subscriber, a Notary Public for the County and State aforesaid, ALICE H. POTTER and WILLIAM S. POTTER, her husband, MARY H. BROWNING and A. WILLIS BROWNING, her husband, EDMUND H. HARVEY and JEANNE B. HARVEY, his wife and SOPHIE H. SHARPLESS and C. GORDON SHARPLESS, her husband, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their Deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.  
Elizabeth T. Cronin  
Notary Public