

831 Newhall Road, East Marlborough Township

| Deed book or Will ref. | Grantee, grantor, other information | Price, acreage |
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Note: Because the metes and bounds are missing from some deeds, and because the various Bails bought and sold farmland at different times, the acreages given vary wildly. However, as this is a house history, I have concentrated on the transactions involving the part of the farm with “messenger” (dwelling house).

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| Background from book O, 14, p. 176 | 1681: William Penn to Free Society of Traders: | 20,000 acres |
| | 1688: Free Society of Traders to Benjamin Chambers, President of Society | 7,100 acres |
| | 1691: Free Society to City of Philadelphia Merchants | 7,100 acres |
| | 1724: City of Phila. Merchants to Nathaniel Newlin | 7,100 acres |
| | 1725: Nathaniel Newlin to Joel Baily | 220 acres |

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| Background from book O 14, p. 175 | Commissioners of property under William Penn to Jacob Taylor “ a certain tract of Land joyning to ye said township of Marlborough.” | 200 acres |
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| 11/17/1714 | Jacob Taylor to Joel Baily | 200 acres |
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| O, 14, 175 deed 4/25/1727 recorded 10/17/1765 | Joel (I) and Ann Baily to Isaac (I) Baily, tract, no mention of messenger, a part of the above 200 acres. | £10 161 acres |
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| O, 14, 176 same dates as above | Joel (I) and Ann Baily to Isaac (I) Baily, no mention of messenger. | £5 25 acres |
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| Will #465, Chester County Archives 3/6/1731-32 | Isaac (I) Baily left to sons Isaac (II) and Joel (II) his 324 acres, to be equally divided, but Isaac was to get the improved half. In the will Isaac (I) refers to his “plantation house,” which is the earliest mention of a messenger. | |
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The oldest part of the house was likely built before 1731.

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| O, 14, 179 12/20/1755 | Joel (II) Baily of Newlin Township to brother Isaac (II) Baily of East Marlborough Township, messenger, tenement and tract of land. No metes and bounds given, unfortunately. | £225 186 acres |
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| Will #7123 8/26/1822 | Isaac (II) Baily left to sons Isaac (III) and Jesse Baily equal shares in his entire property. | |
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| M6, 134, 333 8/30/1828 recorded 8/23/1859 | Jesse and Rachel Baily to Isaac (III) Baily messuage, tenement, and plantation, Jesse's portion (not quite half) of Isaac II's property. | \$1 154.25 acres |
| Will #13465 1/22/1859 | Isaac (III) Baily left 100 acres to his widow Mary Ann and to his two nephews Jabez and William H. Baily (sons of late brother Jesse Baily and his wife Rachel) the balance, 82 acres. | |
| S7, 485 9/18/1869 | Rachel Baily, her sons Harvey Baily, Howell Baily & Hannah his wife and Goodwin Chalfant (nephew of William H. Baily) to Jabez Baily, messuage, tenement, and plantation. | \$1 to Rachel \$1,754.55 to Harvey, Howell, & Goodwin 82 ac. 145 perches |
| Sheriff Deed Docket #8 p. 346 1/29/1880 | James E. McFarlan, High Sheriff of Chester County, to Joseph B. Meredith, messuage and tract, seized and taken at suit of Howell Baily, Harvey Baily and Jabez Baily, executors of Rachel Baily, who died 1878, against Jabez Baily. | \$4,850 100 acres |
| U10, 175 3/28/1892 | Joseph B. Meredith & wife to William Moore, messuage and tract. | \$8,000 100 acres |
| Y14, 219 5/27/1915 | William Moore died intestate, and five of his six children (Mary, David, Elizabeth, Annie, and Margaret) sold their interest to John E. Moore, their brother. | \$8,000 100 acres |
| L15, 543 3/8/1919 | John E. Moore to James C. & Margaret E. O'Neal, messuage and tract. | \$11,000 100 acres |
| C17, 130 5/7/1926 | James C. & Margaret E. O'Neal to Francis M. & Helen H. Stewart, messuage and tract. | \$1 100 acres |
| Y18, 239 6/22/1933 | Francis M. & Helen H. Stewart to Charles M. & Priscilla J. Newhall, messuage and tract. | \$1 100.37 acres |
| G36, 1066 4/1/1965 | Charles M. & Priscilla J. Newhall to Philip D. & Maria E. Lunger, messuage and tract. | \$1 100.37 acres |
| P55, 436 9/11/1979 | Philip D. & Maria E. Lunger to Robert H. & Elizabeth S. Irwin, messuage and tract. | 100.37 acres |