

DESCENT OF TITLE

CARL HURD PROPERTY DC 11.00 01 20.00000

CARL WAYNE HURD AND NANCY M. HURD

TO

DELAWARE DEPARTMENT OF TRANSPORTATION

21 March 1991

Deed Book R49, page 241

Two contiguous parcels:

1 On the south side of the road from Carrollton Church to Leipsic (now Route 6) and also on the west side of the road from Route 6 to Leipsic, bounded on the east by land formerly of Presley Ford but more recently of Walter II and Rebecca Baker; on the south and southwest by land formerly of Alexander Peterson's heirs but more recently now or formerly of Harvey and Laura Wilson; also bounded on the south and southwest by land formerly of Jesse Vane and others but more recently now or formerly of Carlton Blendt. Metes and bounds are according to the deed of Presley Ford, Jr., to William H. Ford, 27 February 1892, Deed Book I-7, page 380.

2 A small portion of about five acres in the extreme northwest part of the property. Metes and bounds are according to the deed of James H. Hoffecker, Jr., to William H. Ford, Deed Book W-5, page 407.

HARRY BENSEN, LILLY MARIE BENSEN, EDGAR W. BENSEN, AND MYRA BENSEN

TO

CARL HURD

17 Feb. 1978

Deed Book H32, page 340

Same property as the above deed.

ROBERT AND MADOLEEN M. WEBER

TO

HARRY BENSEN AND LILY MARIE BENSEN
AND

EDGAR W. BENSEN AND MYRA P. BENSEN

5 October 1963

Deed Book I23, page 198

Describes 114 acres, excepting and reserving 5.026 acres of land on the south side of Road 323, bounded on the north by the county road, on the east by Jackson's land, and on the south and west by the farm.

The description of the reserved tract begins at the center of Road 323, a corner for Jackson, and then follows Jackson's line.

South 1;5' East 445 feet to a point in the line of Jackson.

South 86;30' West 422 feet to a pipe.

Due North 605 feet to a point in Road 323.

Thence with the road South 72; East 434.48 feet to the point of beginning.

WESLEY REEVES AND CELESTE REEVES

TO

ROBERT G. WEBER AND M ADLOEEN WEBER

20 April 1956

Deed Book D21, page 511

Mentions a dwelling house, stable, barns, poultry houses, cribs, and other outbuildings.

WILLIAM H. FISHER, SINGLE MAN

TO

WESLEY REEVES AND CELESTE REEVES

26 March 1946

Deed Book M17, page 215

CHARLES J. JARRELL AND ROSE JARRELL

TO

WILLIAM H. FISHER

6 August 1944

Deed Book S16, page 93

Improvements include a dwelling house, cow stable, cribs, granary, and poultry house. Buildings are reserved until September 1.

114 acres conveyed to William H. Ford by two deeds of Presley Ford, Jr. and James H. Hoffecker, Jr.

KENT COUNTY MUTUAL INSURANCE COMPANY

TO

CHARLES J. JARRELL AND ROSE JARRELL

6 August 1944

Deed Book S16, page 90

ROBERT A. SAULSBURY, SHERIFF

TO

KENT COUNTY MUTUAL INSURANCE COMPANY

7 May 1934

Deed Book M14, page 458

Recites writ #16, April 1934 term of Kent County Superior Court.

HARRY W. FORD AND SUSAN FORD
TO
DELAWARE STATE HIGHWAY DEPARTMENT
1 July 1929
Deed Book R13, page 241
Conveys a right-of-way for a nine-foot road.

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-CLARENCE FORD AND ETHEL FORD, LOUIS
RAWLEY AND LILLIE RAWLEY, LEWIS FORD AND
NORA FORD, MYRTLE FORD, SINGLE PERSON,
AND
WILLIAM R. FORD AND ELIZABETH FORD
TO
HARRY W. FORD
7 January 1917
Deed Book B11, page 396

Priscilla Ford died intestate, leaving the property to her six children, who conveyed it to their brother Harry.

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ARLEY B. M AGEE AND KETURAH M AGEE
TO
PRISCILLA FORD, WIDOW OF WILLIAM FORD
10 May 1909
Deed Book O9, page 372

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PRISCILLA FORD AND CLARENCE FORD,
EXECUTORS OF WILLIAM H. FORD
TO
ARLEY B. M AGEE
20 May 1909
Deed Book O9, page 369

The farm where Ford resided at the time of his decease.

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WILL OF WILLIAM H. FORD
Will Book F2, page 95

PARCEL 1, THE MAIN TRACT:

PRESLEY FORD AND ELIZABETH HIS WIFE
TO
WILLIAM H. FORD
27 Feb. 1892
Deed Book I7, page 380

Division of the tract Bloomsbury between Presley and William Ford. The next recorded deed is a conveyance from William to Presley for the other half of the tract.

Begin at a stone by the south side of the road from Carrollton Church to Leipsic and agreed as the place of beginning for the division line between two farms.

South 6°13' East 160.32 perches to a stake and a stone 62 perches from the original beginning of the whole tract and in line of land of the heirs of Alexander Peterson.

South 85°33' West 62 perches with the line of the Peterson heirs to a stone, original beginning point of the whole tract where formerly stood a large white oak.

North 19°42' West 226 perches to a stone in the line of Jesse S. Vane and a corner to land lately of James H. Hoffecker.

North 70°18' East 47 perches with this tract to a stake in Matthew Ford's field.

South 69°27' East 24 perches to a stake near the door of Henry Rees' house.

South 22°27' East 52.5 perches to a stone.

Thence with the public road South 74°48' East 35.16 perches to a stone at the place of beginning.

109 acres, 3 rods, 27 square perches, part of Bloomsbury conveyed to Presley Ford, deceased, by deed 14 March 1861, and recorded in Deed Book S4, page 108.

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WILL OF PRESLEY FORD
21 August 1869
Will Book T1, page 510

Leaves the "Allee Farm on which I now reside" to his sons Presley and William. Refers to an older estate of Solomon Ford.

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SARAH SAVIN, JAMES D. ALLEE, JONATHAN
ALLEE, AND WIFE
TO
PRESLEY FORD
14 March 1861
Deed Book S4, page 108

Begin at a stone near a white oak, corner of A. Peterson and in the line of James Tomlinson, Negro.

North 20½°15' West 226.8 perches to a stone in the line of Jesse Vane.

North 69½°45' East 48.6 perches.

South 70½° East 24.2 perches

South 23½° East 42.5 perches.

North 65½°30' East 96.5 perches to a stone corner for John M. Voshell (Hillyard's Adventure) and in the line of Isaac Sutton.

South 14½° East 66.8 perches to a stone in the road, a corner of Daniel Cummins.

South 5½°30' West 124 perches to Hiron's Branch.

With the branch, 67.6 perches.

South 85½° West 86 perches to the beginning. 220 acres.

WILL OF ABRAHAM ALLEE

Dated 16 May 1858
Proved 14 June 1858

Will Book S1, page 468

To his daughter Sallie and his sons James and Jonathan, leaves land on Pumpkin Neck adjoining Alexander Peterson, Daniel Cummins, John M. Voshell, and others, containing 60 acres.

ASSESSMENT OF ABRAHAM ALLEE'S PROPERTY

1852-1853

Kent County Assessments,
Delaware Archives

The assessment shows Abraham Allee owning, among others, one farm of 170 acres, with a log house, which may be the project area.

ASSIGNMENT OF BLOOMSBURY

TO

ABRAHAM ALLEE AND WIFE

6 March 1821

Kent County Archives
Warrants and Surveys A₂ #39

Undated plot prepared in connection with transfer of 27 acres, part of Barren Hope, from Abraham Allee and wife to Jacob Raymond, "Copied through courtesy of Mr. Herbert Keene from an original owned by William Henshaw, January 1969." Note on the adjacent tract states, "An ancient tract of land called Bloomsbury formerly of Samuel Exels heirs, now belongs to Abraham Allee in right of his wife Susannah, one of the daughters of Francis Denney, deceased, allotted and assigned under and by virtue of Orphans Court."

WILL OF FRANCIS DENNEY

Made 7 September 1810
Proved 1 June 1812

Archives Wills A-13, page 207-211
Will Book O1, page 264

Gives his wife a third share of real estate for life in lieu of dower, but a third of personal property outright. States that he has five children and nine plantations and asks the Orphans Court to appoint commissioners to divide the property. Each son's share was to be £100 greater than each daughter's share. The division is mentioned in other documents, but is not among the Orphans Court record books. A draft is in the possession of George H. Jones, esq., who permitted its examination.

EASTERN THIRD OF AXELL ESTATE:

ASSESSMENT OF JOHN ALLEE'S ESTATE

1815

Kent County Assessments,
Delaware Archives

John Allee's Heirs are credited with 83 acres, all cleared, called the Axle land at \$12 an acre.

ASSESSMENT OF JOHN ALLEE'S ESTATE

c. 1803-1804

"unofficial" Duck Creek Hundred
assessment book, Delaware Archives

The estate of John Allee was credited with 55 acres, 30 improved and 23 unimproved, occupied by Patrick Conner, who was the second husband of Mary Axell. This appears to be the third of Bloomsbury that was assigned to her brother, Samuel (II). The "official" reassessment book for the same time lists 80 acres in the tenure of Patrick Conner. The total John Allee estate was 553 1/2 acres.

VALUATION OF JOHN ALLEE ESTATE

Order 30 November 1787

Orphans Court Book D, page 150

Returned 10 February 1791

Case file of John Allee 1787
Orphans Court Book E, page 320

The Orphans Court named James Raymond guardian of Abraham Allee, Presley Allee, and Jonathan Allee, sons of John Allee, who were under the age of fourteen. Raymond then asked for a valuation, which was ordered; the commissioners were to be Silas Snow, Thomas Tilton, and Francis Denney.

John Denney's property included a plantation of 190 acres with a brick house; a tract called Pasture Point with 127 acres and a log dwelling; a woodland tract of 80 acres in Barren Hope, and a parcel of salt marsh.

Also, the commissioners described tract occupied by Patrick Conner, 55 acres, 35 arable, with "a logged dwelling house about eighteen feet square, in which we order a new brick chimney to be put. There is also the logs of a Kitching raised which we order to be covered and finished."

ESTATE OF JOHN ALLEE [JUNIOR]

27 February 1787

Will Book M-1, page 132

Letters of Administration were granted to Rachel Allee and James Raymond.

WILL OF SAMUEL AXELL THE YOUNGER

Made 11 July 1783
Proved 20 August 1783

Probate files, Delaware Archives
Will Book L-1, page 276

Left his movable estate to his niece Mary McFarlin and his real estate to his "cousin and only friend, John Allee."

CENTER THIRD OF AXELL ESTATE:

SARAH DENNEY, WIDOW

TO

WILLIAM DENNEY, FRANCIS DENNEY,
JAMES DENNEY, MARY WILDS AND HUSBAND,
SUSANNAH ALLEE AND HUSBAND

16 November 1812

Deed Book O-2, page 21

Francis Denney's widow notes that the estate has been settled, and that the five children had received their farms. She releases her claim to a dower right in return for an annual rent.

ESTATE OF FRANCIS DENNEY

Kent County Orphans Court Case File

A petition on behalf of William Denney, the son, filed in Orphans Court 15 February 1813, states that the estate has been divided agreeable to the will. Sarah, the widow, files the petition for a valuation of 130 acres allotted to him.

ASSESSMENT OF FRANCIS DENNEY'S LAND

c. 1803-1804

"unofficial" Duck Creek Hundred assessment book, Delaware Archives

Francis Denney is credited with 75 acres, bought of John Macey and brother. In the "official" reassessment book for the same cycle, Denney is credited with one 75-acre plantation in the tenure of Thomas Thompson, which probably is the same tract.

HENRY MOLLESTON, SHERIFF

TO

FRANCIS DENNEY

17 May 1799

Deed Book F2, page 187

Writ issued by Common Pleas August 9, 1798, against property of John Macey and Jonathan Macey, "late of Kent County," to satisfy James Gallaher, assignee of John Cole. Describes 60 acres adjoining Francis M. Gardner, heirs of John Allee, and others. Writ of venditione exponas dated December 7, 1798. Francis Denney was the highest bidder. John and Jonathan are sons of John and Prudence Macey, deceased.

ESTATE OF PRUDENCE MACEY

December 6, 1796

Orphans Court Book E, page 216

Patrick Conner, who had purchased from Mary Hart, one of the children of Prudence Macey, petitioned the court to appoint five freeholders to divide the real estate among her heirs and legal representatives. The court named James Raymond, Timothy Cummins, William Denney, Edward Joy, and Jacob Stout.

ESTATE OF JOHN MASSY [MACEY]

13 July 1796

Will Book N1, page 149
Probate file, Delaware Archives

Letters of administration were granted to John Massy, eldest son. The administrator's account mentions a rent from Patrick Conner in 1797. The distribution account, dated February 1806, shows a balance of £31/7/12 paid to sons John and Jonathan.

TAX ASSESSMENT OF JOHN MACEY

1792 Assessment list, published by
Delaware Genealogical Society

John Macey was shown in the 1782 assessment with an assessment of 1, but John, junior, was assessed at the rate of 6.

TAX ASSESSMENT OF JOHN MASSEY

Kent County 1770 levy list

John Massey was shown in the 1770 levy with "08" assessment, the lowest rate in the county.

WESTERN THIRD OF AXELL ESTATE:

MARTHA MCMULLEN

TO

FRANCIS DENNEY

25 December 1801

Deed Book G-2, page 123

Recites that James McMullen left certain parcels under conditions that his children would execute certain conveyances among themselves. Martha, his daughter, has obtained title to the western third of Bloomsbury.

PETITION OF MARTHA MCMULLEN

Kent County Chancery 1795

Deposition, Delaware Archives Martha McMullen asked the Chancellor to appoint commissioners to view the marked trees on the west line of Bloomsbury. Detailed depositions cast considerable light on the property.

WILL OF JAMES MCMULLEN

22 May 1782
Probated 12 November 1784

Archives Wills A33, page 1
Will Book M, pages 30-32

PATRICK CONNER, JR., AND MARY HIS
WIFE AND SARAH AXELL

TO

JAMES MCMULLEN

12 May 1772

Deed Book T-1, page 249

Recites that Samuel Axell died intestate, leaving 202 acres, part of a larger tract called Bloomsbury on the north of Hiron's Branch, a widow and four children. The oldest son died in his minority. Surviving children are Samuel; Prudence, wife of John Massey; and Mary, wife of Patrick Conner, Jr. Surviving children are now of age.

John Massey and Prudence his wife petitioned Orphans Court November 29, 1770 for a division of the land. The division was completed May 7, 1771. Mary Conner was then Mary Griffin, widow of David; this is her portion of the division.

This instrument conveys the widow's dower third and the Conner third to McMullen, a store keeper of "The Cross Roads,"

ORIGINAL BLOOMSBURY TRACT:

DIVISION OF THE ESTATE

OF

SAMUEL AXELL

31 May 1771

Loose Orphans Court plots,
Delaware Archives
Orphans Court Book B, pages 131, 148

John Macey and Prudence Macey petitioned Orphans Court November 29, 1770, for division of her father's estate. A dower was set aside. The eldest son had died after the father, leaving no heirs. The three surviving children each received a parcel. The lower part of the dower is described as containing "rough wood land" and "cleared tillable ground." The upper part of the dower is all wood land.

PETITION FOR RESURVEY OF BLOOMSBURY

Granted August 15, 1771

Kent County Chancery Case A#2 1771

Sarah Axell (widow), Samuel Axell, Prudence Massey and Mary Griffin petitioned for a resurvey of the Bloomsbury tract, alleged to be 300 acres. All signed with marks.

ESTATE OF DAVID GRIFFIN

Letters of Administration 23 April 1770
Administrative account 26 July 1772

Will Book L-1, page 76
Loose probate files, Delaware Archives

William Cook, principal creditor of David Griffin, was granted letters of administration on his estate. The inventory, valued at £11/7/2, was filed with Orphans Court two years later.

TAX ASSESSMENT OF DAVID GRIFFIN

1768 Levy List, Duck Creek Hundred

David Griffin was shown with "08" assessment, the lowest rate in the hundred, probably indicating no land holding.

ESTATE SETTLEMENT OF SAMUEL EXELL

28 August 1754

Loose Probate Records,
Delaware Archives

An account presented 28 August 1754 showed that the administrator had disbursed more than the inventoried value of the estate.

4 April 1753

Will Book K-1, page 65

Letters of administration were granted to Priestly Raymond, administrator of Samuel Exell, the widow Sarah having declined her right to administer. Raymond is Sarah's brother.

SAMUEL EXELL

TO

EDWARD JOY

May 1746

Exell sold 130 upland acres of the Bloomsbury tract to Edward Joy during the month before the deputy county surveyor laid claim to the [nonexistent] tract, a 106-acre portion of Bloomsbury that later became the basis for the Sappington claim.

PROPRIETARY WARRANT

TO

SAMUEL EXELL (AXELL)

4 December 1741

Kent County Archives
Warrants and Surveys E1 #12

Recites that Samuel Exell has requested a resurvey of a 300-acre tract now in his possession called Bloomsbury on a branch of Duck Creek first surveyed in 1683 under a warrant from the Kent County court to William Williams. Axell is mentioned as the owner of Bloomsbury in a survey for Abraham Allee of adjacent land.

WARRANT TO SAMUEL EXELL

4 December 1741

Kent County Warrant Book A, page 66

The proprietor issued a warrant permitting Samuel Exell to resurvey Bloomsbury according to the original boundaries. The same day Exell received a warrant to survey 100 acres of marsh at the mouth of Hiron Branch, which would not become part of his estate.

THOMAS WILLIAMS

TO

SAMUEL EXELL

11 November 1738

Deed Book M-1, page 47

James Morris, under a power of attorney from Thomas Williams, conveys Bloomsbury to Samuel Exell. William Williams, the patentee, had died in 1735, and his son was selling the land.

SURVEY

FOR

WILLIAM WILLIAMS

4th 7th mo. 1683

Kent County Archives Warrants and Surveys
W5 #27

A tract 320 by 150 perches on a branch of Duck Creek, surveyed by Richard Mitchell.

PARCEL 2, SMALL TRIANGLE:

JAMES H. HOFFECKER

TO

WILLIAM H. FORD

28 May 1877

Deed Book W5, page 407

Begin at a stake in low ground in the woods, a corner of Abraham Allee and Elizabeth Morris.

North 68°30' East 45.6 perches to a stake at the edge of the woods, a corner of Abraham Allee. \

North 70°30' West 61.3 perches to a stake by the edge of the woods, a corner of Elizabeth Morris.

South 21°39' East 39.5 perches to the place of beginning.

5 acres, 83 square perches.

JAMES H. HOFFECKER AND SARAH HIS WIFE,
FORMERLY SARAH SAVIN;

WILLIAM P. ROBINSON AND RACHEL HIS WIFE,
FORMERLY RACHEL SAVIN;

JAMES H. PRATT AND SARAH HIS WIFE, FORMERLY
THE WIDOW OF JOSEPH SAVIN;

AND JOHN W. SAVIN OF CHICAGO

TO

JAMES H. HOFFECKER, JR., OF WILMINGTON

31 January 1877

Deed Book W5, page 389

John B. Savin by his will devised to his wife Betsey Savin life rights in one-third of his land, which was on her decease to go to his four younger children, Sarah, Rachel, Joseph, and John. At the September 1857 term of Kent County Court of Chancery, tracts labelled C (the mansion house) and I (this property) were set apart for the widow. The rest of the property could not be divided. On 20 November, 1856, Jonathan Brown and Betsy Brown, his wife, formerly Betsy Savin, conveyed to Hoffecker all her estate, the purpose of the deed being to extinguish the life estate of Betsy. Joseph Savin died and left a widow, Sarah.

DIVISION OF THE ESTATE

OF

JOHN B. SAVIN

Kent Chancery Partition Docket C, page 119

Triangular parcel of woodland, 5 acres 86 square perches, labelled "I" on the plot.

WILL OF JOHN B. SAVIN

Dated 3 March 1833

Proved 23 January 1838

Kent County Will Book R1, page 97

Widow, Betsey, would receive her life interest in one-third of real estate. Required that his youngest four children would receive his real estate. Two thirds of his personal estate would be divided among his four older children.

DIVISION OF THE ESTATE OF FRANCIS DENNEY

TO

FRANCIS DENNEY, JR.

1812

The draft survey of the estate of Francis Denney shows the triangular corner parcel allocated to his son Francis.

THE SAPPINGTON CLAIM

WILLIAM SAPPINGTON

ORPHANS COURT

August 26, 1767

Orphans Court Case File

Agness Sappington, widow, petitioned the Orphans Court for permission to sell the Sappington tract to settle her late husband's debts. She complained that she was obliged to support Jeremiah Loatman's daughters. She apparently accepted a payment from the Axell heirs to extinguish her claim.

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SURVEY

FOR

GEORGE STEVENSON

Returned June 5, 1746

Kent County Warrants & Surveys S5#2

The survey of 105 acres shows two gum trees along the south line, 87 perches apart, on Hiron Branch. According to this survey, the Bloomsbury and Barren Hope tracts were separated, when in fact they were adjacent and met at a single gum tree. Stevenson later conveyed the claim to William Sappington, but apparently no patent was issued.

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PROPRIETARY WARRANT

TO

GEORGE STEVENSON

Issued June 3, 1746

Kent County Warrant Book, page 195

George Stevenson, the deputy surveyor for Kent County, obtained a warrant for 100 acres in Kent County "adjoining the land of Abraham Allee, "contiguous to surveys already made ... if not already surveyed or appropriated."