

APPENDIX C: CHAIN OF TITLE

Appendix C: Chain of Title.

Affected Tax Parcel No.	INSTR. TYPE	BK	PG	DATE	GRANTOR	GRANTEE	AC	NOTES / COMMENTS
1300800044	DEED	2434	166	1998 Apr 24	Masters College Seminary	Artesian Water Company, Inc.	10.29	The lot is approximately 7820 x 585 feet in and addressed at 310 Hyetts Corner Rd, Middletown, DE.
1300800044	DEED	2430	295	1998 Apr 22	Van Wingerden Associates	Masters College Seminary	10.29	The lot is approximately 7820 x 585 feet in and addressed at 310 Hyetts Corner Rd, Middletown, DE.
1300800044	DEED	I 121	10	1983 Feb 1	Haas, Mary Louise, Frederick W, and Frederick Haas & Son, Inc.	Van Wingerden Associates	278	Haas obtained property in pieces from Red Lions Farms, Inc. (102 a, 40 a; 1952) and Harry Deputy (3 tracts – 95, 21, and 21 a; 1949) excepting a 12.72 acre tract sold to F. W. & Mary L. Haas and a small parcel sold to William Sartin Jr.
1300800044	DEED	H 87	164	1972 Dec 27	Haas, Mary Louise and Frederick W.	Frederick Haas & Son, Inc.	278	Haas convey the aforementioned 5 tracts of land to the company, excepting the same aforementioned. Parcel No. 5 contains the area of interest (21 acres 92.4 rods)
1300800044	DEED	B 49	114	1949 May 3	Harry G. & Julia S. Deputy	Haas, Mary Louise and Frederick W.	136	3 tracts, property known as Diekl Farm
1300800044	DEED	X 44	261	1945 Feb 21	Sadie Sartin, widow	Harry Deputy	136	3 Tracts of land: first, 94 acres 84 37/100 rods on rod from St. Georges to Odessa; second, 21 acres 159 9/10 rods on Road from Hyatts Corner to Mt. Pleasant; third, 21 acres 92 4/10 rods on Road from Hyatts Corner to Mt Pleasant. Tract No. 3 is the area of interest.
1300800014; 1300800015; 1300800016; 1300800017; 1300800018; 1300800028; 1300800029; 1300800030; 1300800033; 1300800044	DEED	S 44	123	1944 Sept 9	Paul F. Sartin, Frances Jordan, Earl Sartin, Clara Sartin, Mary Butler, and Ellis P. Sartin	Sadie E. Sartin, widow	approx 305	All the land on "Blackthorn Farm" (182 +/- acres), and the farm at the intersection of Route 13 and Hyatts Corner Rd (containing 3 parcels: 95, 21, 21), but excepting three parcels sold by Sartin: first, about 7 acres sold to the State of Delaware (P29:357); second, 5.2 acres sold to Blanche Phillips (L33:53); and third, about 1 acre to State of Delaware (K32:378)
1300800044	DEED	K 31	517	1922 Nov 29	David Stewart Craven of Salem, NJ	William T. Sartin of Pecander Hundred, New Castle County, DE	136	3 Tracts (95, 21, and 21 acres) comprising Diekl Farm
1300800014; 1300800015; 1300800016; 1300800017; 1300800018; 1300800028; 1300800029; 1300800030; 1300800033; 1300800044	DEED	K 31	366	1922 Sept 27	Exec of Thomas J. Craven estate, widow of T. Craven	David Stewart Craven	approx 318	Blackthorn & Diekl Farms [Blackthorn Farm was land previously owned by Eli Biddle; Diekl Farm was made primarily from land previously owned by Adam Diekl, with smaller additions, as compiled by Thomas Craven].

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1300800044	DEED	U 14	253	1889 Mar 30	James M. & Angeline C. Vandergrift	Thomas J. Craven	21 +/-	21 acres and 159.9 rods was conveyed to Thomas Craven of Salem, NJ for \$1690... Together with singular dwelling and improvements... Being part of the land conveyed to Vandergrift by David Corbit in October of 1849.
" "	DEED	D 6	144	1849 Oct 27	David Corbit	James M. Vandergrift	150	In consideration of \$10,320.70... lands sold by Smith to Corbit.
" "	DEED	Z 5	467	1849 Feb 12	George H. Smith	David Corbit	150+/-	in consideration of \$9900, Smith sells to Corbit land acquired from Wm. Newbold and other lands in his possession
" "	DEED			1847 June 7	William A. Newbold	George H. Smith	105	This transaction was referenced in later deeds, but not cited.
" "	DEED	S 5	432	1846 Dec 2	Samuel Hyatt (Jr.)	William A. Newbold	105	In consideration of \$1... lands Hyatt obtained from Mary Hyatt, Albert G. Bryan, and John V. Hyatt.
" "	DEED	D 4	415	1826 Apr 13	Mary Hyatt	Samuel Hyatt (Jr.)	22	Mary Hyatt, of Wilmington, sells to Samuel Hyatt of St. Georges Hnd, the 22 acres of land that she inherited from Jane Stroud.
" "		D 4	415		Jane Stroud	Mary Stroud Hyatt	84	Mary inherits property as Jane's only "heir at law." This transaction is referenced in later deeds, but no probate records were found in Delaware public records. An online search suggests that Jane was living in Philadelphia at the time of her death.
	DEED	D 4	363	1818 Jan 21	James & Anna Marie (Hickman, dau. of Mary) Roberts and Elizabeth Sawyer (dau. of Hannah)	Jane Stroud, widow	1/4 int.	Gives 1/4 interest in Lot 1 and 2 to Jane Stroud in consideration of \$108 each. Notes that Samuel Hyatt, acting as Administrator of his father's estate after the death of John V. Hyatt, fully paid Rachel Rothwell, John Lee and Mary Eliason, Hyatt Sawyer and John Sawyer and James Hickman for their interest in the property, but Anna Marie and Elizabeth were still minors at that time (in 1812, see Y3:348).
	DEED	D 4	360	1813 Jan 21	Samuel Hyatt, Admin of Peter Hyatt, Esq. Estate	Jane Stroud	84	Conveyed Lots 1 & 2 to Jane Stroud, widow. Lot 1 (est. 22 acres, 7 perches) had several buildings, and sold for \$17/acre while Lot 2 (62 acres) went for \$8/acre. Both lots part of 84 acres tract of Peter Hyatt, Esq (d. 1800) estate and land of John Butcher.
	DEED	Y 2	377	1802 Dec	Joseph Butcher	John V. Hyatt	int.	In consideration of 80 pounds, his heirs interest in the property Thomas Butcher sold to Peter Hyatt
	WILL	P 1	75	1802	Jane Butcher Hyatt		1/2 int.	Written May 22, 1801. Cites contract with Peter Hyatt in 1792 for one-half of John Butcher's plantation, in consideration of 120 pounds.
	WILL	O 1	617	1800 Dec 18	Peter Hyatt, Esq.			Written April 29th, 1800. Necessitated the sale of his property and division of the proceeds after a certain period of time.
	DEED	X 2	413	1792	Robert Crow	Peter Hyatt, Esq.	1/2 int.	In consideration of 120 pounds, Robert Crow conveyed his 1/2 interest in Butcher's land, the 100 acres where Peter Hyatt then resided. Delivered in the presence of Elanor and Elisa Pierson and proven at the May term of NCC Court of Common Pleas, 1802.

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	AGRMNT	U 2	542	1787 Jan 5	Thomas Butcher (of Kent County)	Peter Hyatt	1/4 int.	Conveyed Thomas Butcher's 1/4 interest in all the land he inherited from John Butcher (dec'd by Oct 1774) to P. Hyatt for 80 pounds. Presented and filed at December term, NCC Court of Common Pleas, 1802.
	WILL	K 1	174	1774 Oct 8	John Butcher, yeoman of St. Georges Hundred			Will indicates that Jane Butcher was appointed sole executor of his estate, and that his property was to hers throughout her natural lifetime. Afterwards, the estate was to be divided between Thomas Butcher, Jr., Thomas Butcher, Sr., and any relations of Jane whom she dedicated. Written in September 1774, recorded October 8th, 1774.
	DEED	T 1	64	1757 Nov 15	John & Hannah See	John Butcher	111.5	In consideration of 270 pounds... Land granted to Jacob Vandegrift which Jacob Vandegrift Jr. sold to Leonard Humphries and Humphries onto John See (20 May 1755). Property borders Boltons (sp") Road, John McCool, Albertus vanZant, and Kings Road from St. Geos to Trap. Excepting one acre that was sold by John See to Jacob Egbertson.
	DEED	n/a	n/a	1755 May 20	Leonard Humphries	John See	112.5	**No record of this transaction was found in the public record. Reference is made to this sale in T1:64, noting that Leonard Humphries "sold and conveyed to John See by a certain deed bearing the date 20 May 1755..."
	DEED	n/a	n/a	n/a	Jacob Vandergrift (Jr.)	Leonard Humphries	112.5	**No record of this transaction was found in the public record. Reference is made to this sale in T1:64, noting that Jacob Vandegrift "sold and confirmed to Leonard Humphries by a certain endorsement on the back" of the previous deed from Jacob Vandegrift to Jacob Vandergrift (Jr.). Since Jacob wrote his will in 1750 with no mentioned of land, it is likely that he sold this parcel sometime around 1750, and certainly before his death in 1754.
	RESURVEY & DIVISION	V 2	48	1752 May 20		Jacob Vandergrift (Jr.)	112.5	Resurvey of land in St. Geo Hnd containing 112 1/2 A... for Jacob Vandergrift on 20 May 1752 in Pursuance of the Honorable the Proprietaries Warrant bearing date the 3rd day of May 1752 (NCC Land Records, V2 #48).
	RESURVEY	V 2	46a	1738	Jacob Vandergrift	Jacob & Leonard Vandergrift	216	Surveyed at the request of Leonard Vandegrift. Land on which Jacob now dwells in St. George's Hundred... Contains 216 acres with 13 acres deducted for roadways (NCC Warrants & Surveys, V2 #46a).
	GRANT	V 1	3	1708/09	Proprietors of PA	Jacob Vandergrift	200	Land adjacent to Albertus Vanzant, Daniel McCormick (NCC Land Records, V1 #9 and Warrants & Surveys, V1 #3).