

APPENDIX 6

Land titles in the project area and adjacent significant parcels

DESCENT OF TITLE  
Peterseil tract

James D. McGinnis  
to  
Osias Peterseil

November 21, 1967  
45.9 acres

Deed Book Y-24, page 387

David P. Buckson  
to  
James D. McGinnis

February 14, 1966

Two parcels: 10 acres and 39 acres 88 perches

Deed Book G-24, page 20

Lemuel Covington  
to  
David P. Buckson

September 1, 1964

Two parcels: 10 acres and 39 acres 88 perches

Deed Book R-23, page 131

William G. Bush, sheriff  
to  
Lemuel Covington

October 29, 1939

Recovered by attachment from William H. McKee. One-third interest in the ten-acre dower of the widow of William F. McKee.

Deed Book X-14, page 3

Joseph G. Broyles  
to  
Lemuel C. Covington

April 27, 1933

Two parcels: 53 acres six perches; and 39 acres 88 perches adjoining the dower.

Deed Book K-14, page 81



William Bright  
to  
Richard M. Griffith

June 12, 1860 Deed Book R-4, page 468  
Two parcels: "One designated as No. V," on road from Reed's Mill  
to Leipsic: 4 acres and 169 acres 136 poles

George Lobdell  
to  
William Bright

March 20, 1860 Deed Book Q-4, page 400  
One-third share in two tracts, numbered IV and V, and also four  
acres along the railroad.

Zadock Townsend  
and George P. Townsend  
to  
George Lobdell

July 28, 1859 Deed Book Q-4, page 325  
One-third share in two tracts, numbered IV, containing 213 acres  
12 poles, and V, containing 169 acres 136 poles, and another tract  
containing four acres

Benjamin Durham  
to  
Zadock Townsend  
and George P. Townsend

February 13, 1857 Deed Book M-4, page 30  
4 acres of Durham's land that had been cut off by the railroad was  
conveyed to the owners of the larger tract.

George Jones and George McCorkle  
to  
Zadock and George Townsend

March 25, 1857 Deed Book N-4, page 112  
Two tracts being land formerly of John Reed, which had been left  
to his daughter Elizabeth who married Daniel Cowgill, Jr. The  
Cowgills had conveyed it "in trust for certain purposes" December  
27, 1853 to Clayton Cowgill.





DESCENT OF TITLE  
Austin Smith farm

Austin Smith  
to  
Thomas and Annabelle Greenage

1954 Deed Book L-20, page 111

Lot beginning at a point in the northerly right of way of Denney's Road directly opposite a culvert about 100 yards westerly from the public school.

Howard Lynch  
to  
Austin and Lena Smith

October 31, 1938 Deed Book L-15, page 120

Lying on the road leading from Moore's Corner to Denney's Corner, bounded north by Saxton Lambertson, William G. Bush, Jr., and Fork Branch; east by south by public road; west by Minus Durham, containing 138 acres

John G. and Minnie Tarburton,  
Herman and Annie Wheatman, and  
Austin and Lena Smith  
to  
Howard E. Lynch

Deed Book L-15, page 114

Same description, being the parcel conveyed by David W. Brendlinger to William G. Bush(Buss) August 20, 1896, and left to his daughters.

David W. Brendlinger  
to  
William G. Buss

August 20, 1896 Deed Book W-7, page 272  
Adjoins William Hettrick, William McKee, and land now or late of John P. M. Denney and others, being part of a tract conveyed to David W. Brendlinger by David Brendlinger June 14, 1887, lying east of a line established between this land and other land of David W. Brendlinger, now of George P. Black.

David Brendlinger  
to  
David W. Brendlinger

June 14, 1887                      Deed Book Y-6, page 113  
Two parcels:

#1: Bounded by lands late of Charles Brown deceased, John Wiley deceased, William McCaulley deceased, Chance's Branch, Jones Creek, Mary Shores, a road, William McKee, Z. Johns, and J. Barber, containing 284 acres 112 poles.

#2: East of the road from Kenton to Dover adjoining Charles Brown, William McCaulley, and the above tract, containing 8.75 acres

Hugh Bonsall  
to  
David Brendlinger

March 15, 1886                      Deed Book V-6, page 26  
Two parcels, same description

Ellis Nichols  
to  
Hugh Bonsall

December 10, 1883                      Deed Book N-6, page 272  
Two parcels, same description

William Bright  
to  
Margaret Nicholls

November 21, 1881                      Deed Book N-6, page 270  
Two parcels, same description:

#1: Cites Francis M. Dunn, sheriff, to William Bright 4 May 1881.

#2: Cites William McCaulley to William Bright 1 October 1878. This was the Z. Johns property formerly part of this tract.

Francis M. Dunn, sheriff  
to  
William Bright

May 4, 1881                              Deed Book E-6, page 408  
284 acres 112 poles in judgment against Ellis and Margaret Nicholls.

George and Sarah Chandler  
to  
Ellis Nichols

January 19, 1872                      Deed Book O-5, page 224  
284 acres 124 poles, same description

Samuel McClary  
to  
George Chandler, miller, of North East, Maryland

May 29, 1860                      Deed Book R-4, page 379  
Three parcels:

#1: 178 acres 138 poles conveyed by Mary S. Reed to Samuel McClary, adjoining John Wiley, Wilson McCoy heirs, Chance's Branch, Angelica Hanser, road from Reed's Mill to Leipsic, and Barber.

#2: Bounded by the road from Denney's Corner to the mill dam, Angelica Hanser, and Fork Branch.  
Cites deed of James Carney and wife to Samuel McClary, 3 November 1855. (See separate descent, below.)

#3: 2 acres 76 poles, beginning at the center of the bridge in the road from Denney's Corner to DuPont's Mill late Reed's Mill and bounded by the road, Fork Branch, and lands of Angelica Hanser deceased. (See descent of the lot immediately east of the church)

John McClary  
to  
Zachariah Johns

December 5, 1848                      Deed Book X-3, page 203  
Outsale, west of the project area

Mary S. Reed  
to  
John McClary

November 15, 1855                      Deed Book I-4, page 277  
Same description as parcel 1, above

Angelica Killen Reed Nicholson  
and John A. Nicholson  
to  
Mary S. Reed

Deed Book I-4, page 229

Angelica Killen Reed  
to  
John McClary

December 4, 1847                      Deed Book W-3, page 117  
114acres 89 perches laid off as B#4 in Orphans Court division of  
the lands of John Reed, April 1846

John Reed, by intestate succession  
to  
Angelica Killen Reed

1843  
Laid off by Orphans Court, April 1846

Thomas Denney's estate

Loose Orphans Court records,  
folder 201, state archives  
Parcel #F in the division of the estate of Thomas Denney, 1827,  
265 acres, valued at \$906.50

Benjamin Wells the younger  
to  
Thomas Denney

December 1, 1802                      Deed Book G-2, page 219  
To discharge a debt for which the Jolley's Neck plantation was  
surety. Recites that Jolley's Neck was inherited from Benjamin  
Wells the elder.

Cornelius Handser  
to  
Benjamin Wells

March 15, 1773                      Deed Book V-1, page 76  
Part of Jolley's Neck

Jonathan Hanzor, son of William  
to  
Benjamin Wells, blacksmith

February 4, 1776                      Deed Book W-1, page 134  
States that Cornelius Hanzor has sold Wells the greater part of  
William Hanzor's tract; quitclaim deed

Rachel Handzer  
to  
Benjamin Wells

October 11, 1788                      Deed Book A-2, page 95  
Quitclaim deed referring to William Hanzor's tract.

Cornelius Handsor  
to  
Nehemiah Handsor  
1774                                      Deed Book V-1, page 75  
Part of Jolley's Neck; see descent, above, of the Peterseil tract

William Handsor's will

1767                                      Archives wills  
To his younger son Cornelius, son of Mary, "all my land belonging  
to me in Kent County ... lying in the fork of Joneses named  
Jolleys Neck"

Grant  
to  
William Handsor

November 9, 1734 (warrant)  
November 2, 1737 (grant)              Archives warrants H6#51  
Jolley's Neck

It is not known if this is the same William Handsor (Hanzer,  
Hanser) described by Weslager(1943, pages 74-81) as a white  
landowner in Indian River Hundred.



Jonas T. Delaney  
to  
James M. Satterfield

August 28, 1913                      Deed Book N-10, page 201

Thomas A. Carney  
to  
Jonas Delaney

July 23, 1910                      Deed Book X-9, page 314

Thomas V. Clark  
to  
Thomas A. Carney

1905                                  Deed Book H-9, page 60

John and Margaret Mahoney and  
James Bice and Rachel Moore, executors of David Bice  
to  
Thomas V. Clark

1905                                  Deed Book Z-8, page 481

Caleb Pennewill, executor of Mary Shores  
to  
David Bice and John Mahoney

March 29, 1882                      Deed Book H-6, page 493  
By order of Orphans Court, described only as 16 acres adjoining  
John P. M. Denney.

Benjamin Durham  
to  
Mary Shores

August 21, 1863                      Deed Book V-4, page 286  
Where Benjamin Durham now lives bounded north and east by St.  
Jones Creek, which separates it from the land of John P. M.  
Denney; west by Delaware Railroad, south by a branch down from  
Reed's Mill, now DuPont's Mill, separating this from land of  
George Townsend, 16 acres more or less.

Benjamin Durham  
to  
Zadock and George Townsend

February 13, 1857                      Deed Book M-4, page 30  
Four acres west of the railroad and adjacent to Townsends' other  
property

Handsor Durham  
to  
Hugh Durham

May 13, 1817                              Deed Book R-2, page 321  
9 acres 80 square perches of which 2 acres 66 square perches are  
high ground

DESCENT OF TITLE  
Bush property

William G. Bush, Jr.  
to  
William G. Bush III

1972 Deed Book V-27, page 451  
Four parcels bought from Moore heirs

Walter P. Moore  
to  
William G. Bush, Jr. and Ida T. Bush

December 11, 1936 Deed Book Y-14, page 195  
Four parcels:

#1: On the west side of the public road from Denney's Corner to Fork Branch, bounded on the east by the road, on the south by Dover River, on the west by the Pennsylvania Railroad, and on the north by a private right of way, containing six acres

#2: Two acres of clear land and four acres of brush bounded east by the Delaware Division of the Pennsylvania Railroad, south and west by the Dover River, and north by the private road.

#3: Bounded on the north by tracts now or lately of Perry Hughes, Charles Gibson, and Harry and Herman Morgan; east by the railroad; south by the private road; and west by Dover River, containing 22 acres

#4: the private road

Parcels one and two being property John P. M. Denney left by will to Allie P. Moore for life, and then to her children (Will Book X-1, page 136)

Parcels three and four were left by Joseph P. Moore by intestate succession to Allie P. Moore. She left them to her children, Walter Moore, J. Denney Moore, and Mable Warrington, and her granddaughter Gladys Nissen.



J. P. M. Denney and Fannie A. Denney  
to  
Edwin M. Stevenson and Stephen Slaughter

November 21, 1885                      Deed Book U-6, page 165  
Right of way 30 feet wide

Thomas L. Simpson  
to  
David Campbell

March 27, 1862                      Deed Book S-4, page 334  
210.5 acres bounded by State Road, Joseph David, William Killen,  
Lewis Gano, and property late of John Torbert, except 30 acres  
sold to John Denney, September 17, 1858

Ann Simpson  
to  
Thomas Simpson

March 10, 1847                      Deed Book V-3, page 126

Will of John Simpson

Will Book K, page 382  
Left the parcel to his children Ann and Thomas

DESCENT OF TITLE  
Bell tract, school lot, and cemetery

John B. Hutton  
to  
Fred Bell

December 22, 1925                      Deed Book A-13, page 10  
Adjoins Delaware Railroad, Denney's Road, H. Rodney Sharp, land  
late of William F. McKee, land now or late of Hester Coker, and  
others, 11.5 acres

Charles E. Brown  
to  
John B. Hutton

April 13, 1922                      Deed Book B-12, page 488  
Same description

Charles E. Brown  
to  
H. Rodney Sharp

April 16, 1920                      Deed Book T-11, page 369  
Bounded by Brown's other land, the Union Church cemetery, and  
Denney's Road, 2 acres school site

Jacob Moseley  
to  
Charles Brown

September 25, 1914                  Deed Book S-10, page 31  
South of the public road, adjoining Delaware Railroad, William  
McKee, Hester Coker, and others, containing 13.5 acres

Thomas V. Clark  
to  
Jacob Moseley

July 27, 1906                      Deed Book F-9, page 356  
South of the public road, adjoining Delaware Railroad, William  
McKee, Sarah Coker, and others, containing 14 acres, excepts 1.5  
acres conveyed to Sarah Coker

Edward C. Wilson  
to  
Thomas V. Clark

October 10, 1905                      Deed Book D-9, page 316  
Begins in the middle of a run of Saint Jones River, on the west  
side of the Railroad, bounded by the Railroad, Denney's Road, and  
land of William F. McKee

William F. McKee  
to  
Edward C. Wilson

September 29, 1905                      Deed Book D-9, page 12  
Part of the land conveyed by Richard M. Griffith to William McKee,  
December 8, 1865. See descent of the Peterseil tract, above.

DESCENT OF TITLE  
Lot immediately west of Little Union Church

Rodney Coppock  
to  
Stella Coppock

1968

Deed Book I-25, page 105

David B. Harman and William R. Harman  
to  
Rodney Coppock

1966

Deed Book L-24, page 128

North of Denney's Road, bounded on the east by Little Union M. E. Church, on the north by International Latex Corporation, and west by others, 94 feet road frontage

Jesse and Maud Harman  
to  
David and William Harman

June 15, 1962

Deed Book Y-22, page 223

Described as adjoining John Denney, George Moseley, Little Union Church, Fork Branch, and others

Enoch Johnson, Receiver of Taxes  
to  
Jesse Harman

November 12, 1940

Deed Book T-15, page 327

James C. Carney's land taken for taxes and advertised in the Harrington Journal

Sarah Cambridge  
to  
Hester Carney

May 7, 1889

Deed book C-7, page 154

Adjoins John Denney, other lands of Sarah Cambridge, lands of Little Union M. E. Church, fronting 95 feet on the road, for a depth of 150 feet back to duPont Branch, being the land that Sarah Cambridge granted to Robert Carney for life

Sarah Cambridge  
to  
Robert Carney  
Granted for life, cited above



Descent of Angelica Handsor's larger tract

Angelica Hansor  
to  
Sallie Ann Cambridge

Kent County wills, "Hanser,  
Gelico Ann," state archives

John Reed  
to  
Angelica Handsor

October 9, 1843                      Deed Book T-3, page 185  
Land in Dover Hundred beginning at a chestnut tree on the east  
side of a spring near the lot where Angelica Handsor now lives and  
on the west side of the road from Denney's Corner to Reed's Mill,  
between the road and the branch eastward to the bridge, being part  
of the land Hugh Durham conveyed to John Reed

Hugh Durham  
to  
John Reed

December 28, 1828                      Deed Book B-3, page 117  
#1: Land Hugh Durham bought from Handsor Durham (Deed Book R-2,  
page 96), 16 acres 100 square perches

#2: Right in another parcel (Deed Book R-2, page 137), 6 acres

#3: Right in a gift from Martin W. Bates, 9 acres

DESCENT OF TITLE

Tract between Little Union Church and Fork Branch bridge

This parcel became part of the later Austin Smith Farm (above) from the first deed cited here.

Samuel McClary  
to  
George Chandler

May 29, 1860 Deed Book R-4, page 379  
#3: 2 acres, 76 perches beginning at the center of the bridge in the road from Denney's Corner to duPont's mill and bounded by the road, Fork Branch, and land of Angelica Handser, deceased

John and Ann Kimmey  
to  
Samuel McClary

Deed Book L-4, page 143  
Mentions a house on 2 acres, 76 square perches

William Durham  
to  
John Kimmey

August 30, 1856 Deed Book L-4, page 142  
Beginning at the center of the Fork Branch bridge, 2 acres, 76 perches

Mentions deeds of William Durham, administrator, to Elisha Durham, November 5, 1853, and from Elisha Durham to William Durham, November 9, 1853

Elisha Durham  
to  
William Durham

November 9, 1853 Deed Book F-4, page 103  
Same parcel

William Durham, administrator of Angelica Handsor  
to  
Elisha Durham

November 5, 1853 Deed Book F-4, page 56  
Deed Book F-4, page 102  
William Durham, administrator of Angelica Handsor (who died October 16, 1852), apparently made the deed without obtaining



DESCENT OF TITLE

Land of Angelica Hansor near Chance's Branch

This parcel became part of the later Austin Smith Farm (above) from the first deed cited here.

Samuel McClary  
to  
George Chandler

May 29, 1860 Deed Book R-4, page 379  
#2: Bounded by the road from Denney's corner to the mill dam, Angelica Hanser, and Fork Branch, conveyed by James Carney

James Carney  
to  
Samuel McClary

November 3, 1855 Deed Book I-4, page 280  
1 acre 64 perches; refers to the application of William Durham to Superior Court for permission to convey this property to James Carney.

William Durham  
to  
James Corney

November 1853 Deed Book F-4, page 104  
1 acre 64 perches

Angelica (Gelico Ann) Hansor  
to  
James Corney

1848 Deed Book F-4, page 57  
Describes a parcel on the west of the land that John Reed conveyed to Angelica Hansor October 19, 1843 (Deed Book F-3, page 185)

Angelica Hansor, widow  
to  
Captain John Stites

August 7, 1835  
5 acres 148 perches adjacent to land she reserved for herself in the confluence of Chance's Branch and Fork Branch, part of John Lockerman's land

Thomas Denney  
to  
John Lockerman

Included the two parcels that his widow Angelica later sold to  
Stites and Carney