

DEED RESEARCH

S.R. 24 Improvements
August 2009

Sussex County, Delaware
Deed Research

Tax Parcel: 3-34-18-7 and 3-34-18-8
Address: Test Area A - North and South Sides

Date	Deed	Grantor	Grantee	Acreage	Comments
2007	3075/89	AKM Group LLC	Eli and Victoria Zacharia	22,500 sq. ft	Plot Book 8/457 (1972); Lot No. 6, Estate of Alice C. Hart, deceased
10/11/2002	2761/155	Harold W. and Alice M. Gilcrest	AKM Group LLC	22,500 sq. ft	Plot Book 8/457 (1972); Lot No. 6, Estate of Alice C. Hart, deceased
6/7/1996	2129/83	Daniel T. and Dale S. Boines	Harold W. and Alice M. Gilcrest	22,500 sq. ft	Plot Book 8/457 (1972); Lot No. 6, Estate of Alice C. Hart, deceased
3/7/1996	2110/247	Beach Homes, Inc.	Daniel T. and Dale S. Boines	22,500 sq. ft	Plot Book 8/457 (1972); Lot No. 6, Estate of Alice C. Hart, deceased
5/2/1995	2048/82	Mary H. Bevis by H. Spencer Hart	Beach Homes, Inc.	22,500 sq. ft	Plot Book 8/457 (1972); Lot No. 6, Estate of Alice C. Hart, deceased
4/5/1972	681/252	H. Spencer Hart and Mary H. Bevis	Mary H. Bevis	22,500 sq. ft	Executors of estate of Alice C. Hart; Lot No. 6; no Being clause
5/13/1901	137/106	William S. and Elizabeth Truitt	Thomas Hart	100 ac m/l	Deed book and page came from 1972 plat; Part of a larger tract from the division of lands of Benjamin Burton, Orphan Court Record No. 30, folio 30.
11/4/1865	Orphans Court Record for Benjamin Burton	Orphans Court of Sussex County	William J. Burton	187	Benjamin Burton died in 1859 and his estate wasn't settled until 1900; Residue No. 1 was sold to William J. Burton. The trail leading to the Truitts could not be reconstructed.

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Tax Parcel: 3-34-18-40.01

Address: Test Area B

Date	Deed	Grantor	Grantee	Acreage	Comments
2000	2549/268	J.G. Townsend, Jr. & Co.	J.G. Townsend, Jr. & Co.	4.3245	Parcel No. 2 - part of a larger conveyance
1/7/999	2354/76	James B. and Eleonore K. Dorman	J.G. Townsend, Jr. & Co.	44.9414	
3/3/1980	997/261	John B. Dorman, et al.	James B. and Eleonore K. Dorman	43	Estate of Arzie M. Powell; John Dorman is her son. Formed from 2 separate conveyances
First Conveyance:					
3/31/1927	264/206	Lloyd P. Raynor	Ebe Roy and Arzie Dorman (h/w)		Became Arzie Dorman's property at the death of her husband; she then married Charles R. Powell
3/31/1927	264/205	Ebe Roy and Arzie Dorman	Lloyd R. Raynor	84	Manuel Schmierer Farm; Devised to Ebe Roy Dorman by last will and testament of William C.Dorman (item 3)
Second Conveyance:					
11/7/1945	359/54	J.G. Townsend, Jr. & Co.	Ebe Roy and Arzie Dorman (h/w)	10	Part of a larger tract conveyed to Townsend
5/1/1944	346/557	George E. and Belle W. Shockley	J.G. Townsend, Jr. & Co.	74	Conveying three separate tracts -seems to be Tract 2
2/2/1932	289/434	Emma M. Cole	George E. Shockley	75	Homestead Farm of the late Hiram C. Fisher
10/19/1931	285/195	Heirs of Herbert H. Fisher	Emma M. Cole	75	Homestead Farm of the late Hiram C. Fisher

Date	Deed	Grantor	Grantee	Acreeage	Comments
Four parcels make up the Fisher Farm; Parcel 1					
5/13/1901	137/109	Willard S. and Elizabeth Truitt	Hiram C. Fisher	14	Part of a larger tract known as Residue No. 1 in Division of lands of Benjamin Burton, Orphan Court Record No. 30, folio 34
11/4/1865	Orphans Court Record for Benjamin Burton	Orphans Court of Sussex County	William J. Burton	187	Benjamin Burton died in 1859 and his estate wasn't settled until 1900; Residue No. 1 was sold to William J. Burton. The trail leading to the Truitts could not be reconstructed.
Parcel 2:					
3/20/1866	80/566	William R. and Harriet Hazzard	Hiram C. Fisher	60	Robert Fisher on north, Jacob Conwell on east; no being clause
Parcel 3:					
4/23/1872	89/332	John and Annie Lucas	Hiram C. Fisher	3	Part of land devised to Annie Lucas from her aunt, Cornelia Settle (?); no being clause
Parcel 4:					
5/25/1872	83/67	Hiram C. and Martha A. Fisher	Anna L. Lucas (wife of John Lucas)	127 sq perches	part of land Fisher bought from Hazzard
Shockley sold one acre off in 1933:					
2/28/1933	289/434	George E. Shockley	Clarence E. Marsh	1 sq	Part of Herbert Fisher Farm; correction deed filed 344/565- includes a parcel map

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Tax Parcel: 3-34-12-16
Address: Test Area C

Date	Deed	Grantor	Grantee	Acreage	Comments
3/5/1949	387/176	Mary Irma and Dudley A. Ayers	J.G. Townsend, Jr. & Co.	24.5	
8/1/1931	284/203	John D. and Mary M. Fisher	Mary Irma Ayers	35	On public road from Angola to Lewes; conveying 2 tracts; seems to be tract 1; all living elsewhere
Tract 1:					
5/15/1923	242/337	Mary L. and William F. Lynch, et al.	John D. Fisher	30	Granting their 2/3 interest in their father's real estate; no reference to a will, no Being clause
Tract 2:					
8/1/1931	284/203	John D. Fisher	Mary Irma Ayers	19	Tract 2 of the Lucas Farm: fronted on the SE and E sides by the public road leading from Cedar Grove Schoolhouse to Love Creek Bridge
11/10/1922	237/157	Herbert H. and Elizabeth Mary Fisher	John D. Fisher	19	Adjoins other lands owned by Herbert Fisher; part of the Lucas Farm
9/4/1918	209/508	John A. and Bertha G. Lucas	Herbert H. Fisher	19	Part of Lucas Farm
10/31/1871	82/195	Israel A. and Hetty Conwell	Anna A. Lucas	16	Passage from Anna Lucas to John and Bertha Lucas not given; came to Israel and Hetty Conwell (h/w) and William C. and Hannah Conwell from John and Cornelia Little (Settle?)
					No conveyances to Conwell or from Little or Settle could be located in Grantor/Grantee indices

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Tax Parcel: 334-12-107
Address: Test D

Date	Deed	Grantor	Grantee	Acreage	Comments
12/14/2000	2549/268	J.G. Townsend, Jr. & Co.	Cape Henlopen School District	25.67	Survey, Charles D. Murphy Assoc.12/11/00
11/16/1945	357/356	Ebe Roy and Arzie Dorman	J.G. Townsend, Jr. & Co.	10 ac m/l	Part of a larger tract

First Parcel:

3/31/1927	264/206	Lloyd R. Raynor	Ebe Roy and Arzie Dorman	84	Manuel Schmierer Farm
3/31/1927	264/205	Ebe Roy and Arzie Dorman	Lloyd R. Raynor	84	Manuel Schmierer Farm; Devised to Ebe Roy Dorman by last will and testament of William C.Dorman (item 3)
	RG 454 Wills of Sussex County	Will of William C. Dorman - Item 3			Ebe Roy Dorman, William Dorman's son, if living on the Manual Schmierer Farm
	Sussex County Grantee Indices				There is no applicable grant of land to William C. Dorman
6/19/1916	200/340	Emmanuel J. Schmierer	Mary B. and Oscar M. Hart	84	Conveying two tracts to the Harts; from the property description, this appears to be the same property. Surrounding property owners included Robert White, Hiram C. Fisher, the public road to Lewes, and the new public road.
					No conveyance from the Harts to Dorman could be located
5/13/1904	136/358	Williard S. and Elizabeth Truitt	Emmanuel J. Schmierer	84	Same two tracts as above; part of a larger tract known as Residue No. 1 in the division of the lands of Benjamin Burton, deceased, Orphan Court Record No. 30, Folio 34
11/4/1865	Orphans Court Record for Benjamin Burton	Orphans Court of Sussex County	William J. Burton	187	Benjamin Burton died in 1859 and his estate wasn't settled until 1900; Residue No. 1 was sold to William J. Burton. The trail leading to the Truitts could not be reconstructed.

2nd Parcel:

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Date	Deed	Grantor	Grantee	Acreage	Comments
3/5/1949	387/176	Mary Irma Ayers and Dudley A. Ayers	Townsend	24.5 ac	Part of lands conveyed to Mary Irma Ayers(see below); neighboring props: Julian Townsend; Dorman; Chas Shereff; West Grove School Rd.; Lucas
8/1/1931	284/203	John D. Fisher and Mary M.	Mary Irma Ayers	30 ac m/l	Lots of conveyances (see xerox)
11/10/1922	237/157	Herbert H. and Elizabeth Mary Fisher (h/w)	John D, Fisher	19	Part of Lucas Farm
9/4/1918	209/508	John A. and Bertha G. Lucas	Herbert H. and Elizabeth Mary Fisher (h/w)	19 ac	On road from cedar Grove School to Love Creek Bridge; three separate conveyances to make the Lucas Farm
10/31/1871	82/195	Israel Conwell, et al.	Anna Lucas	16	Tract 1; came to Israel and Hetty Conwell (h/w) and William C. and Hannah Conwell from John and Cornelia Little (Settle?)
					No deed conveyance Littles to Conwell-- must be a will; no conveyances to Little or Settle as grantee

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Tax Parcel: 3-34-12-57.01

Address: Test Area E fronting Plantations Road

Date	Deed	Grantor	Grantee	Acreage	Comments
10/14/1998	2330/340	Elsie Warrington Gould	J.G. Townsend, Jr. & Co.	8.76	Plot Book 62/186 Division of Gould's land
11/27/1984	1310/271	Francis C. Warrington, et al.	Elsie Warrington	8.76	Parcel 2
9/24/1960	526/376	Edgar L. Warrington, Jr. and wife	Sarah H. Warrington	8	Passed to her heirs following her death; Parcel 2 of conveyance; complicated history recounted
7/2/1927	264/526	Sarah M. and William T. Gould	Edgar L. Warrington, Jr.	8	South side of Plantations Road-improved with dwelling house and outbuildings, Warrington, Sr. died intestate 8/26/1927
	264/525	Lewis A.G. Blizzard	Sarah M. Gould	8	Warrington, Sr. died intestate 8/26/1927
2/7/1885	103/57	William D. and Mary L. Paynter	Lewis A.G. Blizzard	8	SW side of road leading from James W. Blizzard's House to Richard Massie's; part of tract conveyed by Hickman to Paynter
1/15/1869	79/55	William M. and Fannie Hickman	William D. Paynter		Lands of Hetty C. Paynter, deceased
9/21/1858		Orphans Court	William M. Hickman	52 m/l	Hetty Paynter died intestate 11/20/1856 without children; heirs were her brothers and sisters (Elizabeth Burton, wife of John Burton); when settlement could not be reached, land sold
			Hetty C. Paynter		No conveyances to her could be located between 1840 and 1858

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Tax Parcel: 3-34-12-46
Address: Test Area E fronting SR 24

Date	Deed	Grantor	Grantee	Acreeage	Comments
8/15/1997	2223/321	Estate of Kathryn M. Joseph	J.G. Townsend, Jr. & Co.	37.11	Parcel A
5/16/1977	840/233	Margaret Dunning	Kathryn Morris and Alfred L. Joseph, Sr.		Two parcels: Tract 1 - 35 ac; Tract 2 - 45 ac
9/11/1967	623/1039	Margaret Dunning	Kathryn Morris and Alfred L. Joseph, Sr. as tenants by the entirety		Same two tracts
9/11/1967	623/1037	Kathryn Morris and Alfred L. Joseph, Sr.	Margaret Dunning		Same two tracts
Tract 1:					
4/18/1922	232/499	John M. Richardson, Trustee	Kathryn Morris	none given	No being clause or name of descendent; heirs of John Wesley Morris conveying home farm to Kathryn Morris
	WB 23/297	Will of John Wesley Morris		175	Died 1/26/1920; left his Homestead Farm to his 4 children in equal share
					J.W. Morris purchased farm in two conveyances
First Morris conveyance:					
9/12/1882	105/185	John N. Hood, et al.	J. Wesley Morris	67	Neighbors include Robert and Herman Fisher; on SW side of road from Burtons Mills to Rehoboth
10/31/1877	89/489	Beniah W. Truitt, Sheriff	John N. Hood, Henry Hood, Comfort S. Burton	67	Writ of Ferari Facias No. 58 October term 1877 Superior Court Hood & Burton v. Philip G. Fine and Mahala Fine
2/23/1867	75/544	Henry and Margaret Hood, John and Jane Hood, David B. and Comfort Burton	Phillip G. Fine	67	Part of land assigned to Mary Harmonson and about 4 ac of land assigned to Hepburn Dodd in the division of lands of John Harmonson, dec'd
	75/544		Henry and Margaret Hood, John and Jane Hood, David B. and Comfort Burton	67	"by sundry conveyances and in separate parcels became the properties of (the Hoods)"

Date	Deed	Grantor	Grantee	Acreage	Comments
	75/544	Mary (Harmonson) Green	William Burton		Harmonson assigned the lands to William Burton, deceased in 1867
2/6/1788	75/544	Orphans Court of Sussex County	Mary Harmonson and Hepburn Dodd		Lands of John Harmonson, dec'd assigned to her; a copy of the drawing as been xeroxed
Second Morris Conveyance					
		Kathryn Morris		108	Orphans Court Book No. 56 Page 214 - Could not be located at the Register of Wills or the Delaware Public Archives; the page is not included in either the Orphans Court or probate record of her father, John Wesley Morris

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Tax Parcel: 3-34-12-57
Address: Test Area F

Date	Deed	Grantor	Grantee	Acreage	Comments
1/1/2000	2477/292	The Herola Company	Beede Medical Center	24.745	Plot Book 67/86
1/1/1988	1604/95	Robert B. Hood	The Herola Company	54	Two parcels - Parcel 2; do not know how parcel went from Marion B. to Robert B. Hood
6/29/1929	274/410	Theodore W. Hudson	Marion B. Hood	54	Conveying 2 tracts - 1st is 54 acres
2/5/1902	177/357	John D. and Kate Hood	Theodore W. Hudson	54	Part of a larger tract subdivided in 1900
8/8/1900	133/389	John N. Hood	John D. Hood	54	Father to son; no Being clause, and lots of conveyances in Grantee index to John N. Hood

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Sussex County, Delaware
Deed Research

Tax Parcel: 3-34-12-57.01

Address: Test Area G fronting Plantations Road

Date	Deed	Grantor	Grantee	Acreage	Comments
10/29/1999	2435/299	J.G. Townsend, Jr. & Co.	Angola Beach & Estates	6.94	
10/14/1998	2330/340	Elsie Warrington Gould	J.G. Townsend, Jr. & Co.	6.94	Plot Book 62/186 Division of Gould's land; Parcel 3
11/27/1984	1310/271	Francis C. Warrington, et al.	Elsie Warrington	48	Parcel 1
9/24/1960	526/376	Edgar L. Warrington, Jr. and wife	Sarah H. Warrington	49	Passed to her heirs following her death; Tract 1 of conveyance; complicated history recounted
7/2/1927	264/526	Sarah M. and William T. Gould	Edgar L. Warrington, Jr.	49	Warrington, Sr. died intestate 8/26/1927; North side of Plantations Road-improved with dwelling house and outbuildings; adjoining land owners are Hannah G. Thomson, Joseph J. Collins, Ricard Morrix
	264/525	Lewis A.G. Blizzard	Sarah M. Gould	49	Warrington, Sr. died intestate 8/26/1927
2/19/1870	80/138	William D. and Mary Paynter	Lewis A.G. Blizzard	49.5	Adjacent to other lands of Paynter, John M. Moore, and others
4/3/1865	72/535	Margaret A. Atwood	William D. Paynter and all heirs at law of Reece Paynter, deceased	68	All intestate lands of Reece Paynter; adjacent land owners are John N. Hood, Richard Paynter, Joseph Morrix, and other lands of W.D. Paynter
1/28/1845	52/396	Joseph and Comfort Morrix	Reece Paynter		Grantors are giving up all rights to the land of the late Richard Paynter, including rights as heirs at law; Comfort Paynter is probably Reece Paynter's sister
1/23/1840	49/44	Richard and Ann Paynter	Reece Paynter	24	Grantors are Grantee's parents; adjoins land of Reece Paynter and Joseph Morrix

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Tax Parcel: 3-34-12-127.01

Address: Test Area H

Date	Deed	Grantor	Grantee	Acreage	Comments
4/25/2003	2894/281	The Herola Company	The Herola Family LLC	24.745	Plot Book 67/86
1/1/1988	1604/95	Robert B. Hood	The Herola Company	54	Two parcels - Parcel 1; do not know how parcel went from Marion B. to Robert B. Hood
4/8/1940	322/429	Edward J. Southard, Sheriff	Marion B. Hood	54	Writ of Fieri Facias No. 42 April 1940 Superior Court; suite vs. Admin of Amanda Hudson
8/7/1900	133/391	John N. Hood	Amanda B. Hudson	54	\$1 and love and affection; probably his daughter (wife of Theodore Hudson); no Being clause and Hood has lots of conveyances in the Grantee index