

APPENDIX B: CHAIN OF TITLE TABLES

Table 1: Chain of Title for Area A of the APE.

Date	Grantor	Grantee	Instrument Book and Page/Source	Comments
December 16, 1684	John Walker of Murder Creek, Kent County	William Southebe of Kent County	Kent County Deed B-1: 47	800 acres known as Brothers Portion.
September 23, 1694	William Southebe of Philadelphia	Richard Willson of Kent County	Kent County Deed C-1: 135	200 acres being part of Brothers Portion.
February 4, 1695	Richard Willson of Kent County	The Inhabitants of Kent County	Kent County Deed C-1: 169	Same 200 acres for the establishment of the Town of Dover
May 13, 1718	Benjamin Shurmer and Richard Richardson Commissioners of Dover	John Mifflin, late of Philadelphia now of Kent County	Kent County Deed F-1: 84	69 acres.
February 19, 1718	John Mifflin, yeoman and his wife, Sarah both of Kent County	Benjamin Shurmer, Prothonotary of Kent County	Kent County Deed F-1: 94	Same 69 acres.
August 7, 1719	Benjamin Shurmer, William Brinkloe, and Richard Richardson Commissioners of Dover	Absalom Cuff of Town of Salisbury, Kent County	Kent County Deed F-1: 11	13.8 acres.
May 20, 1719	Absalom Cuff of Duck Creek, Kent County	Benjamin Shurmer, Clerk of Kent County	Kent County Deed F-1: 82	Same 13.8 acres.
Circa 1728	Estate of Benjamin Shurmer	William Shurmer (son), John Mifflin and Benjamin Mifflin (grandsons); and Hester Lookerman (daughter) and Margaret Nixon (daughter)	Frens and Frens, LLC 2008	Approximately 232 Acres
July 15, 1748	John Mifflin and Benjamin Mifflin both of Philadelphia; and Nicholas Lookerman of Dover Hundred	Nicholas Ridgely of Dover	Kent County Deed N-1: 235	Same 232 Acres

Table 1; cont.

Date	Grantor	Grantee	Instrument Book and Page/Source	Comments
March 1755	Estate of Nicholas Ridgely late of Dover Hundred	Mary Ridgely, widow of Nicholas Ridgely	Kent County Will Book A: 228	Same 232 Acres
December 1762	Estate of Nicholas Ridgely late of Dover Hundred	Charles Ridgely of Dover Hundred	Kent County Will Book A: 228	Same 232 Acres. Upon the death of Mary Ridgely the property was inherited by her son, Charles Ridgely
December 1785	Estate of Charles Ridgely late of Dover Hundred	Ann Ridgely, widow of Charles Ridgely	Frens and Frens, LLC 2008	390 acres.
December 1810	Estate of Charles Ridgely late of Dover Hundred	Nicholas Ridgely, Jr. of Dover Hundred	Frens and Frens, LLC 2008	Same 390 acres. Upon the death of Ann Ridgely the property was inherited by her son, Nicholas Ridgely, Jr.
April 1830	Estate of Nicholas Ridgely, Jr. late of Dover Hundred	Mary Ridgely, widow of Nicholas Ridgely, Jr.	Frens and Frens, LLC 2008	Same 390 acres.
Circa 1848	Estate of Nicholas Ridgely, Jr. late of Dover Hundred	Henry Ridgely of Dover Hundred	Frens and Frens, LLC 2008	Same 390 acres. Upon the death of Mary Ridgely the property was inherited by her nephew, Henry Ridgely
August 28, 1857	Henry Ridgely and his wife, Virginia E. both of Dover Hundred	Ann Smith (nee Davidson), wife of John B. Smith both of Dover Hundred	Kent County Deed M-4: 181	Approximately three-quarter acres described as "all that tract or parcel of land." Purchased for \$350. Bounded on the north by Water Street, west by the Delaware Railroad and east by West Street.
November 15, 1876	Ann Smith, widow of John B. Smith late of Dover	James H. Peterson of Dover	Kent County Deed Y-5: 134	Same three-quarter acres. Purchased for \$2,000.

Table 1; cont.

Date	Grantor	Grantee	Instrument Book and Page/Source	Comments
October 25, 1890	James H. Peterson and his wife, Ellen both of Dover	James T. Carrow of Dover	Kent County Deed F-7: 362	Two tracts of land. Lot 1: same three-quarter acres. Lot 2: containing blacksmith shop northwest corner of North and New Streets. Purchased for \$4,000.
October 25, 1890	James T. Carrow of Dover	James H. Peterson and his wife, Ellen both of Dover	Kent County Deed F-7: 364	Same two tracts. Purchased for \$4,000.
January 24, 1905	James H. Peterson and his wife, Ellen both of Dover	Samuel M. Harrington in Trust for James H. Peterson and his wife, Ellen	Kent County Deed C-9: 281	Same two tracts.
April 4, 1912	Samuel M. Harrington, Trustee for estate of James H. Peterson and his wife, Ellen	Walter H. Peterson of Dover	Kent County Deed F-10: 393	Two tracts of land. Lot 1: .38 acres. Present-day Tax ID ED-05-077.13-1-31.03. Lot 2: containing blacksmith shop northwest corner of North and New Streets. Ellen Peterson died on July 21, 1908 and James H. Peterson died on March 13, 1912. Walter H. Peterson was their son.
October 7, 1912	Walter H. Peterson and his wife, Florence V. both of Dover	Harvey Johnson of Dover	Kent County Deed I-10: 154	Same .38 acres. Present-day Tax ID ED-05-077.13-1-31.03. Purchased for \$1,200.
February 15, 1963	Harvey Johnson, widower of Smyrna	John D. Ferguson and his wife, Jeanne M.	Kent County Deed E-23: 208	Same .38 acres.
January 9, 1988	John D. Ferguson and his wife, Jeanne M.	Alan E. Schweizer and his wife, Robin R.	Kent County Deed E-46: 116	Same .38 acres.
September 20, 1991	Alan E. Schweizer and his wife, Robin R.	Roger S. Brown and his wife, Carol S.	Kent County Deed M-50: 112	Same .38 acres.
2005	Roger S. Brown and his wife, Carol S.	State of Delaware	Hahn 2009	Same .38 acres.

Table 2: Partial Chain of Title for Areas B and C of the APE.

Date	Grantor	Grantee	Instrument Book and Page	Comments
December 16, 1684	John Walker of Murder Creek, Kent County	William Southebe of Kent County	Kent County Deed B-1: 47	800 acres known as Brothers Portion.
September 23, 1694	William Southebe of Philadelphia	Richard Willson of Kent County	Kent County Deed C-1: 135	200 acres being part of Brothers Portion.
February 4, 1695	Richard Willson of Kent County	The Inhabitants of Kent County	Kent County Deed C-1: 169	Same 200 acres for the establishment of the Town of Dover
May 13, 1758	Benjamin Chew and Robert Wilcocks Commissioners of Dover	Charles Ridgely of Kent County	Kent County Deed P-1: 81	Town Lot 101 described as "lot or parcel of ground." Purchased for 3 Pounds.
May 15, 1762	Charles Ridgely, Esquire of Kent County	James Wells, Innkeeper of Kent County	Kent County Deed Q-1: 100	Town Lot 101. Purchased for 20 Pounds.
December 13, 1772	James Wells, Innkeeper of Kent County	Robert McGermant, Merchant of Kent County	Kent County Deed W-1: 31	Town Lots 100 and 101 described as "lot or small parcel of land." Purchased for 60 Pounds.
April 4, 1802	Joseph Haslet and George Monro Administrators of Estate of Robert McGermant	King Dougal, Merchant of Dover	Kent County Deed G-2: 183	Town Lots 100-104 described as containing a "small tenement and sundry lots of land." Purchased for 114 Pounds.
June 1828	Estate of King Dougal, Merchant late of Dover	Prudence Rupel , housekeeper for Dougal	See Kent County Deed S-3: 200; Kent County Will Book Q: 117.	Several tracts of land situated in Dover including dwelling house (former Dougal Residence) and storehouse on King Street; and two "lots of ground" [Town Lots 100-104] totaling ten acres on the north and south side "of the street [Water] leading from Charles Kimmey's Store towards the residence of Nicholas Ridgely."

Table 2; cont.

Date	Grantor	Grantee	Instrument Book and Page	Comments
Circa 1843	Estate of King Dougal late of Dover	James P. Wilson, Jr.	See Kent County Deed S-3: 200; Kent County Will Book Q: 117.	Same several tracts as above including Town Lots 100-104. As per the terms of the will of Dougal property inherited by James P. Wilson, Jr. upon the death of Rupel.
May 5, 1843	James P. Wilson, Sr. minister of Warminster Township, Bucks County, Pennsylvania for James P. Wilson, Jr.	Caleb H. Sipple and Robert O. Pennewill, merchants of Dover	Kent County Deed S-3: 200	Same several tracts of land situated in Dover including two lots of ground [Town Lots 100-104] on the north and south side “of the street [Water] leading from Charles Kimmey’s Store to the late residence of Nicholas Ridgely.” Purchased for \$1,000.
June 26, 1847	Caleb H. Sipple of Dover	Robert O. Pennewill of Dover	Kent County Deed V-3: 221	One-half interest to several tracts of land in Dover including the former Dougal house and store and a “lot or parcel of land [Town Lots 100-101] situated on the south side of the road [Water Street] leading from Charles Kimmey deceased to the residence of Henry Ridgely . . . containing five acres“ Purchased for \$5,940
October 1850	Estate of Robert O. Pennewill late of Dover	John C. Pennewill and Caleb S. Pennewill both of Dover	See Kent County Deed E-4: 1	Same several tracts in Dover including above five-acre tract (Town Lots 100-101). Upon the death of Robert O. Pennewill property was inherited by his two sons, John C. and Caleb S. Pennewill.
January 6, 1853	John C. Pennewill of Dover	Caleb S. Pennewill	Kent County Deed E-4: 1	Three tracts of land. Tract 2: same five acres (Town Lots 100-101).
August 1918	Estate of Caleb S. Pennewill late of Dover	Ralph, Jack K., and Fred C. Lord all of Dover	Kent County Deed L-11: 181	Same five-acre tract. Purchased for \$1,150. After 1918 the property was subdivided into several lots (see Hahn 2009 for continuation of chain ownership for each of the lots.)