

Courtesy Claire & Roger Clark 71 W. 4th St

Deed History - 71 W. 4th Street New Castle (formerly Vine St.)  
Parcel #210153-0212

Claire & Roger Clark	1458-298	1/12/93
Claire & Roger Clark	1195-46	6/26/91
Martin & Lee Biles	Q125-331	1/24/84
Gail Pesina	C118-140	4/15/82
Allan Cairncross/Pat Murdoch	E101-297	4/23/81
Pamela & Wm. Gallery	H83-645	1/14/70
Pamela & Wm. Gallery	D80-365	1/24/68
Pasquale & Olympia DiMondi	C-80-435	1/11/68
Trustees of New Castle Common	A-46-549	5/8/46
Wilma Schnetter & Mayor & Council of NCC	H-42-90	(No date)
Delaware Railroad Co.	G-43 pg. 7	2/27/42
Emily & James Eliason	H-42-90	12/31/40
Joseph & Mary Carlin	1-27-33	
Phila. Wilm. & Balt. RR	O-15 pg 1	July 1, 1891
N.C.-Frenchtown Railroad & Turnpike		February 22, 1877

## INTRODUCTION

Despite my legal training, I am still very much unskilled in title searches and the like, so don't rely too much on this (although my references should be accurate). What comprises 71 West 4th Street was once two separate chunks, which I have called "Parcel A" and "Parcel B". As the structure appears to be on "Parcel A", I didn't track "Parcel B" back too far. Also, in my abbreviation system for Deed Books, the number before the "/" mark is the volume number, the number after the "/" mark is the page.

## PARCEL A

The oldest reference I can get is that on June 9, 1876. Walter Vandener (spelling may be wrong--hand-written deeds are tough to read!) conveyed property to William H. Lambson (Deed Book S-10/170). The Deed Books readily available to me start at A-11, so I haven't actually seen this deed. Presumably it was similar to the next deed which is:

On September 29, 1880, Hannah M. Lambson, administratrix for William H. Lambson, deceased, conveyed some property to Joseph I. Taggart (Deed Book U-11/137). This property description states that it is land known as the "Lumber Yard" and is described as beginning from the NW side of Pearl Street (now West 3rd Street), in line with the property of James R. Black, then going SW along Pearl Street to the land of the New Castle & Frenchtown Turnpike & Railroad Co. (hereinafter "Railroad") then NW along the Railroad lands to the SE side of Vine (now West 4th Street), then NE along Vine to the lands of Mr. Black, then SE back to Pearl and the point of beginning. The description further acknowledges that there are buildings on the property, but does not specifically state where those buildings are. Frankly, the reason I haven't tried to locate the Walter Vandener deed (it must be somewhere, right?) is that I imagine the property description will never get more specific on the location of the buildings.

On November 16, 1904, Nicholas F. Stahl, Executor of Joseph I. Taggart (deceased), conveyed the property to James T. Eliason & Lewis E. Eliason, having divided it into five lots. Lot # 5 is described as beginning on the SW side of Vine (i.e. West 4th) Street, in the line of the Railroad property, then SE along the Railroad property to a 10-foot alley, then E along the alley (and parallel to Vine) to a 3 foot, 5 inches wide alley, then along THAT alley to Vine Street, then along Vine back to the place of beginning. The deed implies that the parcel runs about 50 feet along Vine Street, and was about 77 feet, 9 inches deep. The description also references that the parcels has "four frame dwelling houses thereon erected." While this does suggest that the houses were independent, it is possible that the reference is to the 4-house structure that currently exists.

James T. Eliason & Lewis E. Eliason both died and, in an Orphans Court partition proceeding (Orphans Court Record M-3/179) on October 27, 1920, the parcel (known as Parcel # 3-e in the Orphans Court proceeding) was given to James T. Eliason, Jr., with dower rights in his wife, Sarah R.H. Eliason. Sarah deeded over her dower rights on November 1, 1920 (see Deed Book X-29/464). No reference as to what was on the property at the time.

On December 31, 1940, James T. Eliason, Jr. & Emilie [sic] D. Eliason (his new wife) conveyed the property to Wilma Schnetter (Deed Book H-42/87), who promptly re-conveyed it to just Emilie D. Eliason (Deed Book H-42/90). The property is described as going from Vine Street (i.e., West 4th) to the 10-foot alley, then along that alley (parallel to Vine) to a 3-foot, 5-inch wide alley, then along THAT alley back to Vine Street. The property is again said to contain "four frame dwelling houses."

After this, Emilie Eliason combines "Parcel A" and "Parcel B" which will, together, comprise the lands that make up 71 West 4th.

#### **PARCEL B**

On May 8, 1946, the Trustees of New Castle Common conveyed a number of parcel to the Mayor & Council of New Castle (hereinafter "Town") (Deed Book A-46/549). The Town then, on August 25, 1967, conveyed a part of Parcel 3 of that conveyance to Emilie D. Eliason (Deed Book W-79/50). The description of the property is woefully inadequate, but appears to have been meant to be the property bounded on the NE by the lands Emilie received from Wilma Schnetter in 1940, on the SE by the 10-foot alley, on the SW by a new "line" along lands owned by the Town (and perpendicular to West 4th) and on the NW by West 4th. Despite this description, another description in the deed suggests that what was conveyed was only a triangle (as only three sides are described). Allegedly this parcel contained 1368 square feet (.0314 acre).

In any event, Emilie Eliason combined this with "Parcel A" to make up the property now known as 71 West 4th.

#### **71 WEST 4TH**

On January 11, 1968, Emilie D. Eliason & James T. Eliason, Jr. (no, I don't know how he got back into the chain--probably just caution on the lawyer's part) conveyed to Pasquale R. DiMondi the property containing 65, 67, 69 and 71 West 4th Street. (Deed Book C-80/435). The individual property descriptions make reference, where appropriate, to "common walls", suggesting that the structure then existed in much the same format as today.

On January 24, 1968, Pasquale R. DiMondi & Olimpia [sic] DiMondi conveyed the property (including all four lots) to Pamela S. Gallery & William V. Gallery (Deed Book D-80/365). Pamela &

William Gallery then, on January 14, 1970, conveyed the property (including all four lots) to just Pamela S. Gallery alone, (Deed Book H-83/645).

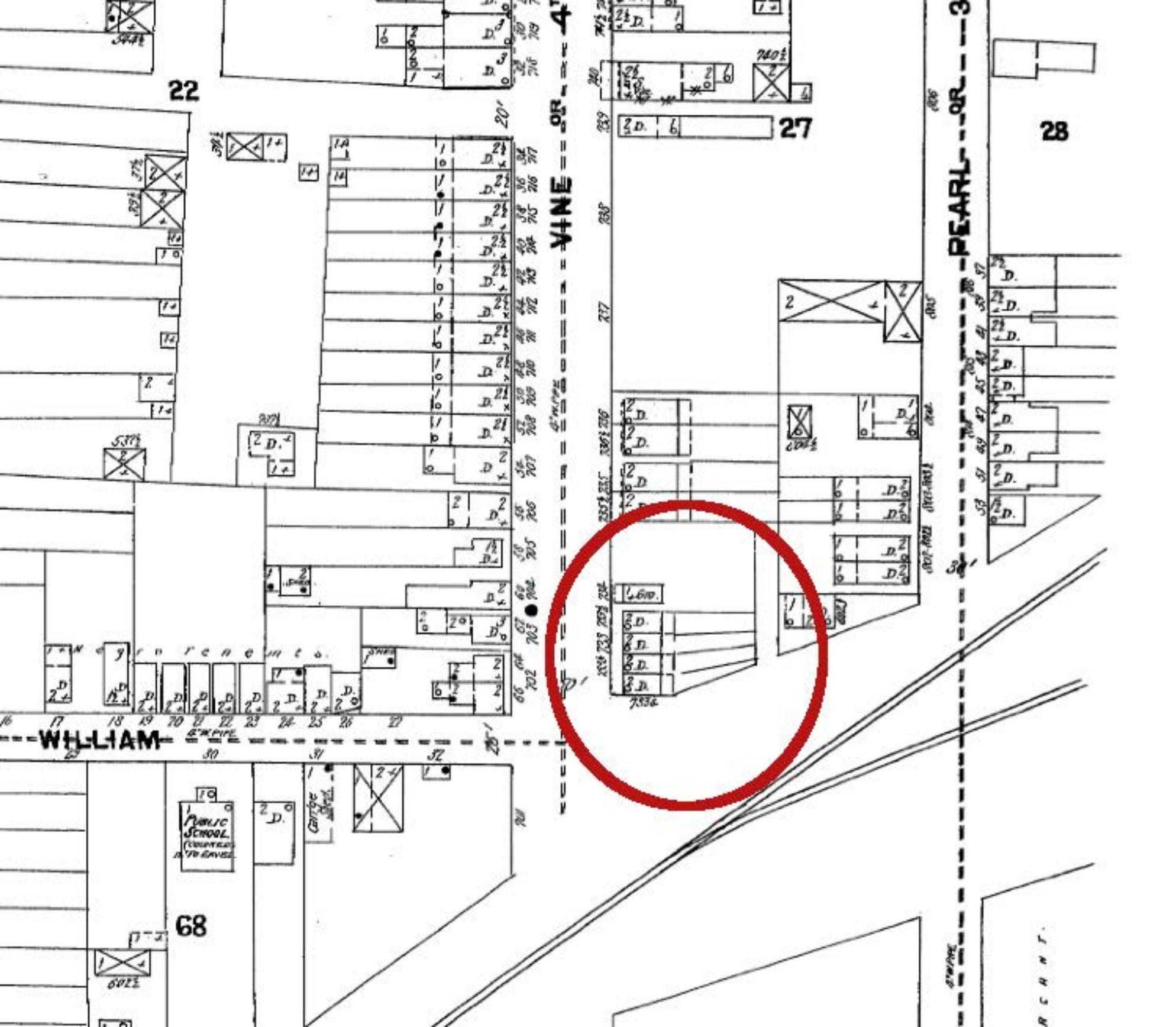
On May 15, 1978, Pamela Gallery conveyed a portion of the property (namely that comprising 71 West 4th) to Allan Cairncross & Patricia S. Murdock (Deed Book E-101/297). Pamela also conveyed a portion of the property (namely that comprising 69 West 4th) to Nancy McNeill Mahlbacher on May 27, 1981, (Deed Book U-114/308). Somehow, this created a boundary line problem between the two properties, which was resolved by a confirmatory deed from Nancy to Cairncross & Murdock on September 23, 1981 (Deed Book C-118/162).

On April 15, 1982, Cairncross & Murdock conveyed the newly corrected 71 West 4th to Gail M. Pesyna (Deed Book C-118/140). She conveyed it on January 24, 1984 to Martin B. Biles, Lee K. Biles & Jamie [sic] L. Degges (whose name was subsequently changed to Jami [sic] L. Biles) (Deed Book Q-125/331). In turn, the Bileses conveyed it on June 26, 1991, to Claire F. Fitzpatrick (now Clark) & Roger B. Clark (but I suspect you know that!) (Deed Book 1195/45), who then, on January 12, 1993, split up ownership into individual one-half interests as tenants-in-common in the property (Deed Book 1458/298 & 300) (but you knew that already too).

#### CONCLUSION

So, if you wish to believe that the anonymous "buildings" referred to in the deed from Lambson to Taggart included the frame structure now existing, one could argue that the frame has been there since at least 1880, and possibly earlier. I suspect a good argument could be made that the "four frame dwelling houses" referred to in the deed from Stahl/Taggart to the Eliasons refers to the same structure as exists today, dating it from at least 1904. The problem is that, from 1880 to 1904, Taggart could certainly have built the "four frame dwelling houses" so the reference in the later deed doesn't really serve as a sound basis for a conclusion as to the earlier "buildings."

The Sanborn map from 1901 shows four houses on W 4th adjacent to the intersection with Williams St. The Baist 1893 shows nothing there, the 1885 Sanborn map shows a 'tenement'.



22

VINE - OR - 41

27

28

PEARL - OR - 3

WILLIAM

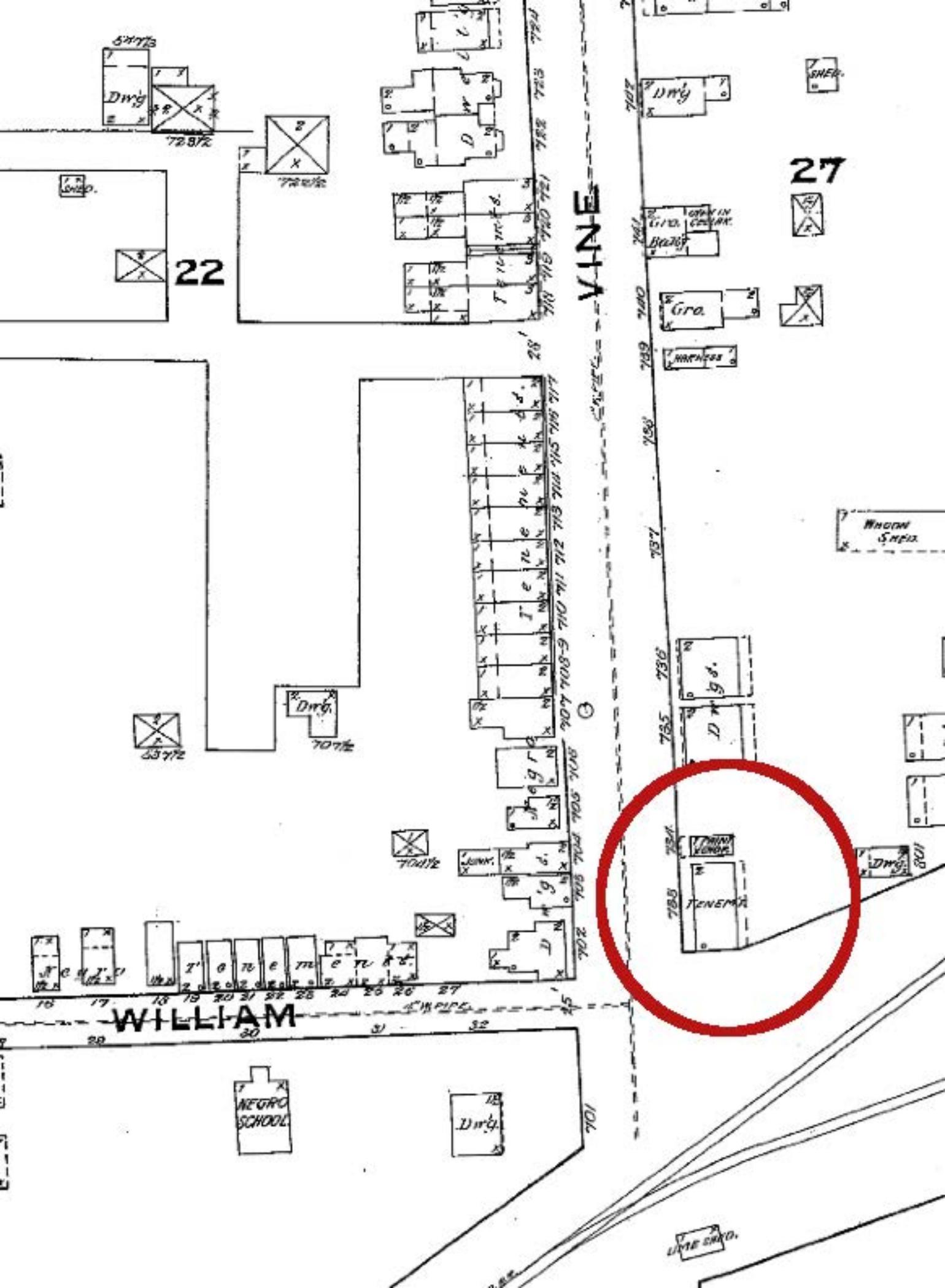
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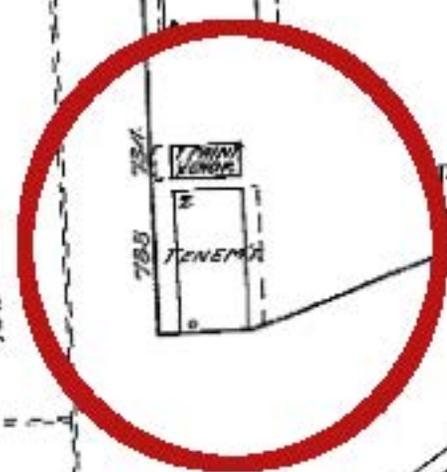
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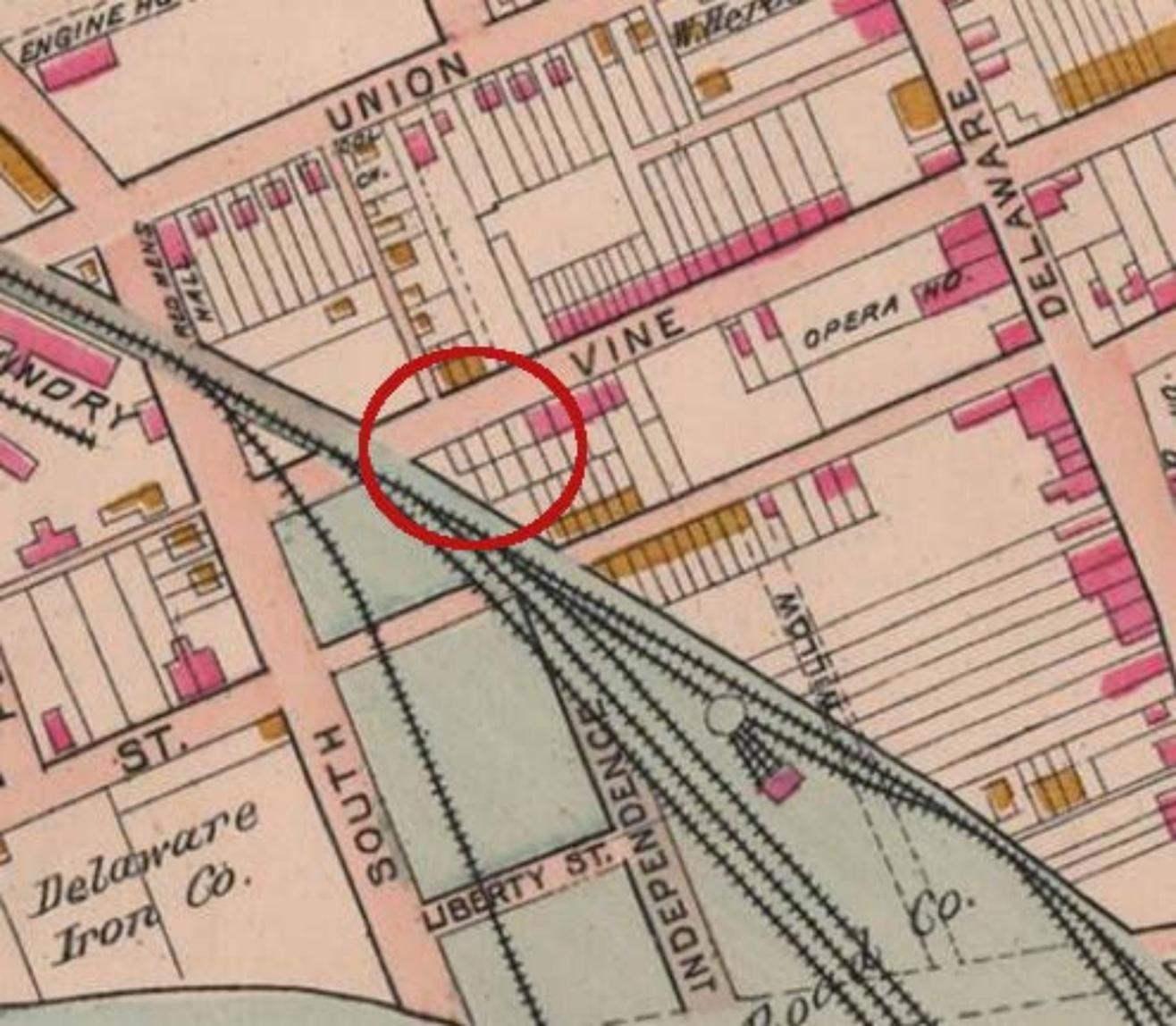
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Co.