The former Broadlands Fain K Appleton 111, 1 c . f · t , , , 0 -Graphics provided by Emor

WU) 121/932

THIS DEED, Made this 30 day of November 1984, by and between ANNE GATES COPLEY and ELIZABETH HOAGLAND GATES GIBSON (formerly Elizabeth Hoagland Gates), Personal Representatives of the Estate of Margaret M. Gates, of the first part, Grantors, and ANNE GATES COPLEY, of Cecil County, Maryland, and ELIZABETH HOAGLAND GATES GIBSON, of Anne Arundel County, Maryland, parties of the second part.

WHEREAS, Margaret M. Gates departed this life on December 29, 1981, and by Item THIRD of her Last Will and Testament, dated May 16, 1972, which Will is filed in the Office of the Register of Wills of Cecil County, in Estate No. 4848, she devised all of her real estate in Cecil County, Maryland, to her daughters, Anne Gates Copley and Elizabeth Hoagland Gates, as tenants in common if both survived her; and

WHEREAS, Anne Gates Copley and Elizabeth Hoagland Gates qualified as Personal Representatives of the Estate of Margaret M. Gates on January 12, 1982, and are acting as Personal Representatives; and

WHEREAS, Elizabeth Hoagland Gates, having married, is now known as Elizabeth Hoagland Gates Gibson; and

WHEREAS, the said Anne Gates Copley and Elizabeth
Hoagland Gates Gibson have executed and delivered this deed
as aforesaid, as evidence of the devisees' title to the hereinafter described parcels of land,

NOW, THEREFORE, THIS DEED WITNESSETH:

That, acting pursuant to the provisions in the Last Will and Testament of Margaret M. Gates decoared and Cold

of the Estates and Trusts Article of the Annotated Code of
Maryland, the actual consideration being none, the said Anne
Gates Copley and Elizabeth Hoagland Gates Gibson, Personal Representatives of the Estate of Margaret M. Gates, late of Cecil
County, Maryland, do grant and convey unto the said Anne Gates
Copley and Elizabeth Hoagland Gates Gibson, and their respective
heirs and assigns, forever, as tenants in common and not as joint
tenants, in fee simple, all those three (3) parcels of land
situate and lying in the Third Election District of Cecil County,
Maryland, and described as follows:

Firstly:

All that parcel of land containing 235 acres, more or less, described and conveyed in a deed dated May 11, 1929, recorded among the Land Records of Cecil County, Maryland, in Liber S.R.A. No.7, folio 147, from Elizabeth E. T. Reese, Richard Reese, her husband, and Roberta Frances Tull, to Hoagland Gates.

Saving and excepting therefrom that portion thereof comprising 77.862 acres, more or less, which was conveyed by Margaret M. Gates to the Grantees herein as tenants in common by deed dated May 16, 1972, recorded among the said Land Records in Liber W.A.S. 289, folio 27.

Secondly:

BEGINNING for the same at the Southeast corner of the whole of the parcel described as Parcel 2 in the deed dated April 1, 1946, recorded among the Land Records of Cecil County, Maryland, in Liber R.R.C. No.14, folio 522, from Margaret M. Gates, et al. to William E. Clark and Gertrude P. Clark, which said beginning point is in the center of said Elkton-Cowanton Road at a distance of 3,065.7 feet measured in a southerly direction from the intersection of the center line of said Elkton-Cowantown Road and the center line of said Elk Mills-Newark Road and running thence from said place of beginning so located with the second line of said Parcel No. 2, North 67 degrees 53 minutes West 1914 feet to a stone at the Northeast corner of the "Sheppard property" of the said Margaret M. Gates; thence with said Sheppard property and the third line of said Parcel 2,

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North 82 degrees 23 minutes West 52.8 feet to a corner fence post; thence by a new line (being the division line between the land hereby conveyed and the land reserved and retained by the said Margaret M. Gates in the aforementioned deed (Liber R.R.C. No. 14, folio 522), North 87 degrees 53 minutes East 1,824 feet to the center line of the said Elkton-Cowantown Road; and thence South along the center line of said last mentioned road 802.15 feet to the place of beginning. Containing 16.38 acres of land.

For title see deed dated April 21, 1930, recorded among said Land Records in Liber S.R.A. No. 10, folio 26, from William D. Cummings and Clara R. Cummings to Hoagland Gates, and deed dated April 1, 1946, recorded among said Land Records in Liber R.R.C. No. 14, folio 522, from Margaret M. Gates and Bank of New York, mortgagee, to William E. Clark and Gertrude P. Clark. Being the parcel reserved in said last referred to deed.

Thirdly:

All that parcel lying on the East side of Big Elk Creek in Cecil County, Maryland, BEGINNING for the same at a small gum tree on the East side of bank of said creek, where the fence between the lands of William Bowen, and lands of Elk Mills Company, formerly owned by Daniel Lord, meet the waters of Big Elk Creek, being also a corner of lands which formerly belonged to William and Robert Brittan, and running thence from said gum tree and along said division fence, North 81 degrees East, 12 perches to a stone at the root of a maple tree, which stands on the North side and nearly in the line of said fence; thence South 5-3/4 degrees East, 15 perches to a stone which stands at the end of a line drawn South 32 degrees West, seven links from the center of a beech tree, the circumference of which at 2 feet above the ground is 50 inches; thence South 89 degrees West, 11 perches to the Bast side of said Big Elk Creek; themce up said creek no last side and bounding thereat, but I be the last place of beginning: Confaining Ine (1) acre of Lend, more or less.

BEING the same parcel which by deed dated November 22, 1929, recorded among said Land Records in Liber S.R.A. No. 9, folio 277, was conveyed by Charles B. Sheppard, et. al. to Hoagland Gates.

and retained by the said Margaret M. Gates in the aforementioned deed (Liber R.R.C. No. 14, folio 522), North 87 degrees 53 minutes East 1,824 feet to the center line of the said Elkton-Cowantown Road; and thence South along the center line of said last mentioned road 802.15 feet to the place of beginning. Containing 16.38 acres of land.

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BEING the same parcel which by deed dated November 22, 1929, recorded among said Land Records in Liber S.R.A. No. 9, folio 277, was conveyed by Charles B. Sheppard, et al. to Hoagland Gates.

The said Hoagland Gates died on June 17, 1944, leaving his estate to his widow, Margaret M. Gates. See probate records (1944) in the Office of Register of Wills for Cecil County, Maryland, including Wills Vol. U 28, page 334.

Aug. 1989

Broadlands

"Broadlands" is the name given the farm, now owned by Himont Corp., lately owned by Anne Gates Copley and Elizabeth Gates Gibson, by Hoagland Gates, when he bought it in 1928. The name came from the farm on the Island of Jersey which had been the home of some of his imported Jersey cattle breeding stock.

From 1682 until the Mason -Dixon line was finally permanently established, both Lord Baltimore and William Penn, who had conflicting grants, tried to support their claims to disputed territory by making land grants in this area. One of these was the "Welsh Tract", a grant of 30,000 acres made by William Penn to a group of Welsh people in 1701. David Evans and William Davis were two of the agents who worked with Penn in securing the grant. This "Welsh Tract" is not to be confused with the other of the same name on the "Main Line" in Pennsylvania. About one third of the 30,000 acres is now in Cecil Co., Md.. The rest is in Delaware. The northwestern boundary is roughly along the eastern side of Appleton Rd. The first individual grantee of the part which takes in "Broadlands" was Samuel James for whom 1,000 acres was surveyed in 1704. It appears that James didn't pay his quit rents or taxes on the tract so it reverted in 1735 to the agent Evans of the "Welsh Tract". The Maryland part consisted of 411 acres. From then on it was called "James Reversion of Welsh Tract". After the Revolution, in 1789, Samuel Evans, who had inherited it from his father, Thomas Evans, a descendant of the original agent, received a patent for it. It passed from Samuel Evans to his son, John R. Evans who sold part of it to Benjamin Bowen. Benjamin Bowen willed it to his niece Sarah Ann Bowen, wife of William Bowen. William Bowen later acquired more of the tract. Benjamin Bowen probably built the stone house and the old barn. William Bowen failed to pay his mortgage and lost the property. The court ordered the property sold. It was sold to Charles Ellis who willed it to his nieces Elizabeth E. T. Reese, her sister, Roberta F. Tull and her husband Richard Reese. It was from these people that Hoagland Gates, my father, purchased the farm in 1928. The Bowens were the last Welsh owners. The Bowens, Charles Ellis, and his brother-in-law Dr. Tull were important people in the Elkton area in their time.

Samuel Evans, owner in 1789, recruited and commanded the first independent company of the Revolution in Cecil Co. He was a Col. and lived just above Fletch Wood Rd. on the corner on property he called "Prospect Hill". His house is no longer standing. The present stone house on the corner was his tenant house. The land above Rte. 277 was never part of "Broadlands" but was part of Samuel Evans' property. Samuel

Evans was one of the men from Cecil Co. who ratified the Constitution.

The bank barn is the oldest building and was probably built ca 1815-1850. After buying the farm, my father put in the steel beams and posts in the lower section when he fixed up the stable area. The mow was reinforced so it could be used for hay and straw storage. In the mow, the original beams are numbered and pegged. Since we stopped farming many children's parties and square dances have taken place in the mow of the bank barn.

The granary and machinery shed are also original buildings which have been fixed up. Some of the planks in the granary are believed to have been made from logs which were floated down the Susguehanna River and canal.

The original house was a stone farm house and was located across the drive from the southwest house. It was occupied by a tenant farmer named Lindell who ran a dairy and milk route in 1928. Unfortunately the house could not be moved and was in very bad shape. My father removed all the panelling, mantels, shutters, stair rail, doors, etc., before tearing the house down. Some of these were installed in the present houses. Many of the stones are now part of the walls of the barnyard. Tulips still come up in the pasture where

The rest of the buildings were designed and built by my father using the courtyard plan around the existing buildings. The houses were built for the farm workers but have since been remodeled for our use. When he stopped being so active in the cattle business, we used them only in the summer as we went to Arizona for the winter. My father had intended to build a large stone house in the grove of oaks which is now next to W. L. Gore. After the stock market crash of 1929, he put the project on hold. It was never revived when we started going to Arizona.

From 1928 to 1934 Mr. Gates ran an active and important breeding establishment for Jersey cattle. Some of his nationally known animals of that time were: Herd sires, both imported, Imp. War Bread and Imp. Emblem of Oaklands, who was Grand Champion aged bull at the Maryland State Fair; Imp. Last Chance, a National Dairy Show winner and Imp. Augres Lilly, a fine brood cow. During this period Mr. Gates was a pioneer in the blood testing of dairy cattle for TB and Bangs disease (undulant fever). He had one of the earliest certified TB and Bangs free herds in both Maryland and the U.S. He also participated in all the dairy programs such as milk testing for quantity, butter fat content, and bacteria, as well as selective breeding to improve production and the breed in general. In addition he sent about 21 animals on the show circuit all over the eastern seaboard and the middlewest each summer and fall, exhibiting in major state fairs and expositions. These animals travelled in a boxcar with builtin stalls and two men to care for them.

As a noted 4-H club leader, he trained and assisted many juniors with their farm and dairy education here on the

farm. One year he sponsored the Maryland State 4-H show herd by taking it to the National Dairy Show in Columbus, Ohio. We sometimes held local and regional shows under the oak trees in the front yard. In addition to cattle we had riding horses and Cheviot sheep here on the farm. In 1934 when Mr. Gates health indicated living in a warmer climate in winter, we started to go south but finally settled on Arizona. During this time he still maintained a Jersey herd but it did not include the expensive imported stock. James Guibeson acted as our farmer during those years.

When Mr. Gates died in 1944 he was serving as a Director of the American Jersey Cattle Club and as a recognized Judge. His name was placed in the Maryland Dairy Shrine in recognition of his efforts on behalf of the dairy industry. After the war we stayed here year-round. Mrs. Gates took over the farm and remaining herd of Jersey cattle. She ran it until 1958 when she sold out as she was unable to get good, reliable help. Since that time the land has been rented to the Spry Brothers who tilled it. The farm house has also been rented.

It is said that there was a race track on our part of the farm at one time. During mother's years as owner, the farm pond was put in on the spot where there had been a pond at an earlier time. My sister Libby and my husband spent much time planning the various plantings around the pond and grove of trees. The rest of the landscaping was begun by my father and kept up and improved by the family, especially Libby.

SOURCES: History of Cecil County, Maryland, by George
Johnston - Deeds & Wills, Cecil County Court House, Elkton, Survey S
Rent Rolls, Maryland Archives, Hall of Records, Annapolis
Various files at the Historical Society of Cecil County,
Elkton - Family papers Surveys - Nall of Records, Down De

The farm consisted of 197 acres more or less on the exist side of Apple ton Rd. and south of Rt. 247. It was sold in Nov. 1988 to Emory Hill-Ceil associations and sold to Himont, Inc.