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Fee Simple Deed

Prepared by and Return to:

Weichert Closing Services Co.  
220 Commerce Drive, Suite 105  
Fort Washington, PA 19034  
215-643-3317

WCS-118824

UPI: 54-8-[REDACTED] ✓



~~4~~ THIS INDENTURE, MADE THE 21st day of August, 2012

BETWEEN

[REDACTED]

(hereinafter called the Grantor(s)), of the one part, and

[REDACTED]

(hereinafter called the Grantee(s)), of the other part,

**WITNESSETH** That the said Grantor(s) for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), his/her/their heirs and assigns,

See Exhibit A Attached Hereto and Made a Part Hereof

Unofficial Copy



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected situate in Township of Willistown, County of Chester, Pennsylvania, bounded and described to a Plan entitled Title Plan of Complex XXIV made by Willistown Woods II by Beidman and Comstock, Professional Land Surveyors, Plan dated 2/5/1988 as follows, to wit:

BEGINNING at a point in the division line between [REDACTED] said building point being measured the (6) following courses and distances from the intersection of the centerline of [REDACTED]  
[REDACTED] (1) South 23 degrees 4 minutes 30 seconds West the distance of 122.95 feet to a point of curve: thence (2) along the arc of a circle curving to the right having a radius of 150 feet the arc distance of 93 feet to a point; thence (3) South 58 degrees 35 minutes 55 seconds West the distance of 123.57 feet to a point of curve; thence (4) along the arc of a circle curving to the left having a radius of 150 feet the arc distance of 26.53 feet to a point; thence (5) North 86 degrees 45 minutes 14 seconds East the distance of 47.84 feet to a point; thence (6) South 48 degrees 33 minutes 1 second West the distance of 71 feet to a point; and from said beginning point the (4) following courses and distances; (1) South 48 degrees 33 minutes 45 seconds West the distance of 20 feet to a point; thence (2) North 41 degrees, 26 minutes, 15 seconds West the distance of 57 feet to a point; thence (3) North 48 degrees 33 minutes 45 seconds East the distance of 20 feet to a point; thence (4) South 41 degrees 26 minutes 15 seconds East the distance of 57 feet to the first mentioned point and place of beginning.

[REDACTED]  
BEING UPI No. 54-8-[REDACTED]

[REDACTED] by Indenture dated 7/29/1998 and recorded 7/31/1998 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4393 page 2094, granted and conveyed unto [REDACTED] in fee.



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09/17/2012 10.04A

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Page 2 of 8

B-8518 P-1856

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

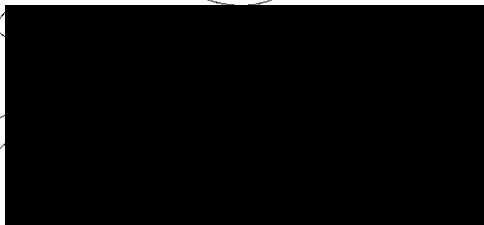
**TO HAVE AND TO HOLD** the said lot or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns forever.

**AND** the said Grantor(s), his/her/their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor(s) and his/her/their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor(s) and his/her/their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

**BY THESE PRESENTS WARRANT** and forever **DEFEND**.

**IN WITNESS WHEREOF**, the party(ies) of the first part hereunto set his/her/their hand and seal.  
Dated the day and year first above written.

**SEALED AND DELIVERED**  
in the presence of us:



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11210910  
Page 3 of 6  
B-8518 P-1856

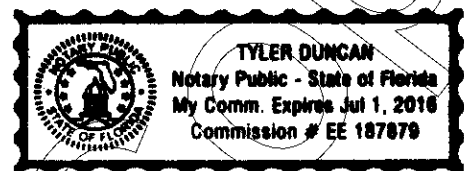
State of: Florida

County of: Citrus

On this 21 day of August, 2012, before me, a notary public, personally appeared Robert Secrist proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledges that he/she executed the same for the purposes therein contained.

  
Notary Public

My Commission Expires: July 1, 2016



State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a notary public, personally appeared Bernadette Secrist proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledges that he/she executed the same for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

I hereby certify the address of the Grantee is:

  
Newtown Square, PA 19073

On behalf of the Grantee

RECORD AND RETURN TO

Weichert Closing Services Co.  
220 Commerce Drive, Suite 105  
Ft. Washington, PA 19034  
WCS-118824



11210910  
Page 4 of 5  
B-8518 P-1856

WEICHERT CLOSING SERVICES

09/17/2012 10:04A

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

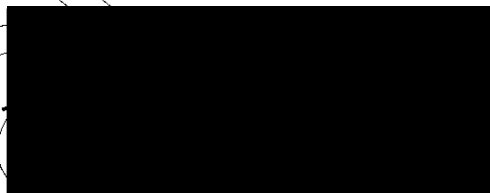
**TO HAVE AND TO HOLD** the said lot or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns forever.

**AND** the said Grantor(s), his/her/their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor(s) and his/her/their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor(s) and his/her/their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

**BY THESE PRESENTS WARRANT** and forever DEFEND.

**IN WITNESS WHEREOF**, the party(ies) of the first part hereunto set his/her/their hand and seal.  
Dated the day and year first above written.

**SEALED AND DELIVERED**  
in the presence of us:



WEICHERT CLOSING SERVICES

09/17/2012 10:04A

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Page 3 of 6

B-8518 P-1856

Unofficial

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a notary public, personally appeared Robert Secrist proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledges that he/she executed the same for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Copy

State of: Pennsylvania

County of: Chester

On this 28<sup>th</sup> day of August, 2012, before me, a notary public, personally appeared Bernadette Secrist proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledges that he/she executed the same for the purposes therein contained.

Kristy Lynne Jones  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
KRISTY LYNNE JONES, Notary Public  
Upper Dublin Twp., Montgomery County  
My Commission Expires June 16, 2013

My Commission Expires: \_\_\_\_\_

I hereby certify the address of the Grantee is:

\_\_\_\_\_  
Newtown Square, PA 19073

On behalf of the Grantee

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Page 5 of 6

B-8518 P-1856

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