



PREPARED BY:
Judy Bruno, Esquire
Sitko, Rodella & Bruno, LLC
2006 East Carson Street
Pittsburgh, PA 15203
412-431-4390
NTLT SETTLEMENTS

RETURN TO:
Judy Bruno, Esquire
Sitko, Rodella & Bruno, LLC
2006 East Carson Street
Pittsburgh, PA 15203
412-431-4390

UPI #33-4-65.1A ✓

4/3
46.00

THIS INDENTURE

Made on this 27th day of September, 2005

BETWEEN

SUBURBAN WEST REALTORS ASSOCIATION, successor by merger and name change to CHESTER COUNTY ASSOCIATION OF REALTORS

(hereinafter called "Grantor")

AND

PNC BANK, NATIONAL ASSOCIATION

(hereinafter called "Grantee")

WITNESSETH, that the Grantor, in consideration of the sum of ONE MILLION EIGHTY-THREE THOUSAND THREE HUNDRED THIRTY-THREE AND NO/100 (\$1,083,333.00) DOLLARS does grant, bargain, sell and convey to said Grantee, its successors and assigns,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER with all the buildings located thereon, as well as all the rights, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto



TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for its heirs, successors and assigns hereby covenant and agree that it will WARRANT SPECIALLY the title of the property hereby conveyed.

NOTICE-THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor duly passed at a special meeting thereof held on the 22nd day of September, 2005.

(Corporate Seal)

In Witness Whereof, the said Grantor has caused its common and corporate seal to be affixed to these presents by the hand of its President and Chief Executive Officer, to the same duly attested by its Secretary, dated the day and year first above written.

WITNESS:

SUBURBAN WEST REALTORS
ASSOCIATION, successor by merger and name
change to CHESTER COUNTY REALTORS
ASSOCIATION

Vincentine P. Gagnoni

BY: *Anne Marie Matteo*
Anne Marie Matteo, Chief Executive Officer

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE (S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED



HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, amended 1980, Oct. 10, P. L. 874, No. 156 s 1.

WITNESS ~~OR ATTEST~~:

PNC BANK, National Association

[Signature]

by [Signature]
Name: J. Jay A. B...
Title: Agent

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER

On this the 27th day of SEPTEMBER, 2005, before me, a Notary Public, the undersigned officer, personally appeared ANNE MARIE MATEO, who acknowledged herself to be the CHIEF EXECUTIVE OFFICER of SUBURBAN WEST REALTORS ASSOCIATION, a corporation, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself/herself as CHIEF EXECUTIVE OFFICER.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature: Susan M. Yatsko]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SUSAN M. YATSKO, Notary Public
Willistown Twp., Chester County
My Commission Expires June 6, 2009

CERTIFICATE OF RESIDENCE

A I hereby certify that the precise residence of the Grantee herein is:

620 Liberty Avenue
Two PNC PLAZA, 19th Floor
Pittsburgh, PA 15222

[Signature]
Agent for Grantee

Description and Recital

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan in the County of Chester and Commonwealth of Pennsylvania bounded and described in accordance with a Final Subdivision Plan made for Jim Ferrier and Bob Hallowell by Serdy & Bursich Inc. Engineers Planners and Surveyors (Pottstown, PA) dated April 30, 1979 and recorded as Chester County Plan No. 2414 as follows to wit:

BEGINNING at a point on the Northerly side of Proposed right of way for future Crump Road (50 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.054 feet from a point on the westerly side of West Uwchlan Avenue (60 feet wide); thence along the said Northerly side of the first mentioned road North 69 degrees 56 minutes 10 seconds west 152.053 feet to a point in line of land now or late of George H. Ruark; thence along said Ruark's land due North 309.291 feet to a point a corner of Lot 3; thence along Lot 3 the 2 following courses and distances; (1) South 39 degrees 16 minutes 15 seconds east 273.908 feet to a point (2) South 63 degrees 01 minute 36 seconds east crossing a proposed 18 feet wide service road 50.206 feet to a point on the aforesaid Westerly side of West Uwchlan Avenue; thence along the same along the arc of a circle curving to the left having a radius of 5759.65 feet the arc distance of 120.022 feet to a point of reverse curve; thence leaving the said Westerly side of West Uwchlan Avenue along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.054 feet to a point on the aforesaid Northerly side of proposed right of way for Future Crump Road, the first mentioned point and place of beginning.

BEING UPI #33-4-65.1A

TOGETHER with all rights and interest of Grantor for vehicular and pedestrian access over and through Mulkalian Drive, a private road.

BEING the same property which Chester County Board of Realtors by Deed of Correction dated 10-4-1993 and recorded 10-4-93 in Chester County in Record Book 3633, page 1966 conveyed unto Chester County Association of Realtors. Chester County Board of Realtors was incorporated April 16, 1958, as a Non-Profit corporation on February 23, 1993. Articles of Amendment were filed amending the name of the entity to be Chester County Association of Realtors, Inc. On December 12, 2003, Articles/Certificate of Merger were filed merging Delaware Valley Realtors Association and Chester County Association of Realtors, Inc. and amending the name of the corporation to Delaware Valley Realtors Association. On May 20, 2004, Articles of Amendment were filed changing the name of the entity to Suburban West Realtors Association, grantor herein and party of the first part hereto.

