

# Trident Land Transfer Company

431 West Lancaster Avenue, Devon, PA 19333-1509 / Phone: (610)889-7660

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**Date:** June 20, 2012

**Seller:** Lawrence M. Dilworth, Jr., Executor of the Estate of  
Maryland L Dilworth, deceased

**Buyer:** \_\_\_\_\_

**Address:** 479 Dilworth Road, Downingtown, PA 19335

**File #:** 12PA4539

Attached please find the Title Commitment for the above referenced property. The Title Commitment is a result of the search of public records regarding this property. Please review it carefully and attend to all items applicable to you prior to settlement.

## Listing Agent/Seller

- \* Please notify us if the Sellers are a party to divorce proceedings.
- \* Please provide receipts for Taxes, Sewer, Trash and Water (if provided by a Municipality) for the current and prior three year period.
- \* Please provide mortgage payoff statements, or a release letter, for all mortgages shown on Commitment.
- \* Please provide Statewide Support Lien Search.
- \* If Seller is not attending settlement, please advise me, so that a Deed Package can be prepared.

## Selling Agent/Buyer

- \* The attachments in Schedule B Section 2 are available at our office upon request.
- \* Please remember that your funds for closing must be in the form of an "Official Bank Check" or wire.

## Important Title Conditions

1. UPI# 30-2-58 comes under Act 319.....this parcel is owned by the Estate of Maryland L Dilworth, deceased
2. Possible Inheritance tax and Estate taxes are due
3. Subject to possible claims by the Pa Department of Welfare against the Estate of Maryland L Dilworth deceased

**All Parties**

- \* All Power of Attorney forms must be approved prior to settlement and the original Power of Attorney must be submitted for recording to Trident Land Transfer at closing.
- \* Please review the spelling of your name and contact us with any changes that are needed.
- \* Please be advised, Social Security Numbers are required for Real Estate Transactions.
- \* Attachments listed in the title commitment are available upon request (extra charges may apply).
- \* Government issued identification is required for all parties at closing.

If any of the parties involved need additional assistance with settlement questions, please feel free to contact us.  
We appreciate and value your business.

Sincerely,

*Carol Desko*

Carol Desko

Cc:

# Trident Land Transfer Company

431 West Lancaster Avenue, Devon, PA 19333-1509

Agent for

Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

## SCHEDULE A

1. Commitment Date: May 21, 2012 at 12:00:00
2. Policy (or Policies) to be issued: Amount
  - (a) Owner's Policy ( )  
Proposed Insured:  
\_\_\_\_\_
  - (b) Loan Policy ( )  
Proposed Insured:  
\_\_\_\_\_
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:  
Lawrence M. Dilworth, Jr., Executor of the Estate of Maryland L. Dilworth, deceased
4. The land referred to in this Commitment is described as follows:  
479 Dilworth Road, Downingtown, Chester County, PA 19335  
SEE SCHEDULE C ATTACHED HERETO

# Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded as follows:

a. **Deed from Lawrence M. Dilworth, Jr., Executor of the Estate of Maryland L Dilworth, deceased to**  
\_\_\_\_\_

a. **Mortgage from \_\_\_\_\_ to to secure \$.**

1. Payment of full consideration to or for the account of the grantors or mortgagors.
2. Payment of the premiums, fees and charges for the policy.
3. Possible unfiled mechanics liens and municipal claims.
4. Terms of any unrecorded lease or rights of parties in possession.
5. Proof that all natural persons in this transaction are of full age and legally competent.
6. Proof of identity of parties as set forth in Recital.
7. **POWERS OF ATTORNEY:** If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
8. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
9. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
10. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
11. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

ALTA Commitment

Schedule B - Section I (06/17/06)

(12PA4539.PFD/12PA4539/11)

Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**  
(Continued)

12. **TAXES:**  
Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2012  
Assessment \$415,100.00 (F.M.V.) & \$166,500.00 (Act 319)  
Tax ID / Parcel No. 30-02-0058 / UPI 30-2-58
13. **WATER AND SEWER RENTS:**  
Receipts for Water and Sewer Rents for the three prior years to be produced.  
Water and Sewer Rents for the current year 2012.
14. **MECHANICS AND MUNICIPAL CLAIMS: NONE**
15. **MORTGAGES: NONE**
16. **JUDGMENTS: NONE**
17. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
18. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
19. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
20. Possible Inheritance Tax due to Commonwealth of Pennsylvania by the Estate of Maryland L. Dilworth, deceased.
21. Possible Federal Estate Tax due the United States of America by the Estate of Maryland L. Dilworth, deceased.
22. Subject to possible claims by the Pennsylvania Department of Welfare against the Estate of Maryland L. Dilworth, deceased, should this transfer be made without valuable and adequate consideration.

Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**  
(Continued)

23. Names of purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.

24. Last Insured Not Available.

25. The following note is for Informational Purposes Only:

The following deed(s) affecting said land were recorded within six (6) months of the date of this report:  
NONE

# Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

## **SCHEDULE B - SECTION II EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Public and private rights in and to that portion of the premises lying in the bed of Dilworth Road (T-410).
7. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as more particularly set forth in Misc. Deed Book 68 page 73.
8. Rights and conditions as set forth in Deed Book S-24 page 76.
9. Rights granted to Socony-Vacuum Oil Company, Incorporated, as more particularly set forth in Misc. Deed Book 83 page 117; Assignment of same to Magnolia Pipe Line Company as set forth in Misc. Deed Book 128 page 400.
10. Rights granted to Philadelphia Electric Company as more particularly set forth in Misc. Deed Book 184 page 489 and Record Book 961 page 248.
11. Rights granted to PECO Energy Company as more particularly set forth in Record Book 3801 page 1942.
12. Contract and Covenant (under Act 319) as set forth in Record Book 4432 page 165 and any penalties incurred by reason of breach of same.

Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION II**

**EXCEPTIONS**

(Continued)

13. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth on Plan File #13854.



# Commonwealth Land Title Insurance Company

Commitment Number: 12PA4539

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN parcel of land with 3 existing dwellings and various farm buildings erected thereon, situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan for Maryland L. Dilworth, prepared by Stapleton & Leisey, Professional Land Surveyors, dated 11/26/1996 and last revised 3/10/1997 and recorded in Chester County on 5/15/1997 as Plan #13854, as follows to wit:

BEGINNING at a point on the title line within Dilworth Road (T-410), said beginning point being located from the Southwest corner of the Dilworth Farm by a bearing of North 05 degrees 14 minutes 37 seconds East and a distance of 656.03 feet; thence from said point of beginning and continuing along said title line within Dilworth Road North 05 degrees 14 minutes 37 seconds East 50.13 feet to a point, a corner of Parcel No. 2; thence leaving said Dilworth Road and along Parcel No. 2 for the following 10 courses and distances: (1) South 88 degrees 45 minutes 00 seconds East 400.97 feet to a point; (2) North 05 degrees 14 minutes 37 seconds East 220.27 feet to a point; (3) South 87 degrees 00 minutes 00 seconds East 287.31 feet to a point; (4) North 03 degrees 00 minutes 00 seconds East 525.73 feet, crossing a Mobil Pipeline to a point; (5) South 55 degrees 10 minutes 08 seconds East 546.86 feet to an existing corner post; (6) South 12 degrees 15 minutes 54 seconds West 575.93 feet recrossing the Mobil Pipeline to a point; (7) South 78 degrees 08 minutes 48 seconds West 468.72 feet to a point; (8) South 87 degrees 22 minutes 00 seconds West 225.79 feet to a point; (9) North 05 degrees 14 minutes 37 seconds East 203.40 feet to a point; and (10) North 88 degrees 45 minutes 00 seconds West 400.97 feet to the point and place of beginning.

UPI# 30-2-58

BEING Parcel No. 1 as shown on the above subdivision plan.

Being the same premises which Maryland L. Dilworth by Deed dated 6-17-1997 and recorded 7-22-1997 in Chester County in Record Book 4206 Page 887 conveyed unto Maryland L. Dilworth, in fee.

And the said Maryland L. Dilworth departed this life on or about 10-8-2011 leaving a Will probated and registered at Chester County as #1511-1814 wherein she appointed Lawrence M. Dilworth, Jr. as Executor to whom Letters Testamentary were granted on 10-18-2011.

# Trident Land Transfer Company

431 West Lancaster Avenue, Devon, PA 19333-1509 / Phone: (610)889-7660

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**Date:** June 20, 2012

**Seller:** The Dilworth Family Limited Partnership, a Pennsylvania Limited Partnership

**Buyer:**

**Address:** ES Dilworth Road, Downingtown, PA 19335

**File #:** 12PA4539X

Attached please find the Title Commitment for the above referenced property. The Title Commitment is a result of the search of public records regarding this property. Please review it carefully and attend to all items applicable to you prior to settlement.

## Listing Agent/Seller

- \* Please notify us if the Sellers are a party to divorce proceedings.
- \* Please provide receipts for Taxes, Sewer, Trash and Water (if provided by a Municipality) for the current and prior three year period.
- \* Please provide mortgage payoff statements, or a release letter, for all mortgages shown on Commitment.
- \* Please provide Statewide Support Lien Search.
- \* If Seller is not attending settlement, please advise me, so that a Deed Package can be prepared.

## Selling Agent/Buyer

- \* The attachments in Schedule B Section 2 are available at our office upon request.
- \* Please remember that your funds for closing must be in the form of an "Official Bank Check" or wire.

## Important Title Conditions

1. UPI 30-2-58.8 comes under Act 319 this parcel is owned by the Dilworth Family Limited Partnership
2. Names of the General Partners to be provided . and Certificate of Limited Partnership to be produced and examined , Limited Partnership Agreement to be produced and names of the General Partners and Proof that they are all of the general partners
- 3.

**All Parties**

- \* All Power of Attorney forms must be approved prior to settlement and the original Power of Attorney must be submitted for recording to Trident Land Transfer at closing.
- \* Please review the spelling of your name and contact us with any changes that are needed.
- \* Please be advised, Social Security Numbers are required for Real Estate Transactions.
- \* Attachments listed in the title commitment are available upon request (extra charges may apply).
- \* Government issued identification is required for all parties at closing.

If any of the parties involved need additional assistance with settlement questions, please feel free to contact us. We appreciate and value your business.

Sincerely,

*Carol Desko*

Carol Desko

Cc:

**Trident Land Transfer Company**  
431 West Lancaster Avenue, Devon, PA 19333-1509  
Agent for  
**Fidelity National Title Insurance Company**

Commitment Number: 12PA4539

**SCHEDULE A**

1. Commitment Date: May 21, 2012 at 12:00:00
2. Policy (or Policies) to be issued: Amount
  - (a) Owner's Policy ( )  
Proposed Insured:
  - (b) Loan Policy ( )  
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:  
The Dilworth Family Limited Partnership, a Pennsylvania Limited Partnership
4. The land referred to in this Commitment is described as follows:  
ES Dilworth Road, Downingtown, Chester County, PA 19335  
SEE SCHEDULE C ATTACHED HERETO

# Fidelity National Title Insurance Company

Commitment Number: 12PA4539

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded as follows:

- a. **Deed from The Dilworth Family Limited Partnership, a Pennsylvania Limited Partnership to .**
  - a. **Mortgage from to to secure \$.**
1. Payment of full consideration to or for the account of the grantors or mortgagors.
  2. Payment of the premiums, fees and charges for the policy.
  3. Possible unfiled mechanics liens and municipal claims.
  4. Terms of any unrecorded lease or rights of parties in possession.
  5. Proof that all natural persons in this transaction are of full age and legally competent.
  6. Proof of identity of parties as set forth in Recital.
  7. **POWERS OF ATTORNEY:** If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
  8. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
  9. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
  10. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
  11. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are

Fidelity National Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**  
(Continued)

completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

12. TAXES:

Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2012  
Assessment \$493,020.00 (F.M.V.) (land only) & \$36,900.00 (Act 319) (land only)  
Tax ID / Parcel No. 30-02-0058.080/ 30-2-58.8

13. WATER AND SEWER RENTS:

Receipts for Water and Sewer Rents for the three prior years to be produced.  
Water and Sewer Rents for the current year 2012.

14. MECHANICS AND MUNICIPAL CLAIMS: NONE

15. MORTGAGES: NONE

16. JUDGMENTS: NONE

17. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.

18. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.

19. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.

20. Proof that \_\_\_\_\_ are all of the General Partners of the firm of The Dilworth Family Limited Partnership, a Pennsylvania limited partnership, and all of the General Partners to execute the proposed deed to the insured.

Fidelity National Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**  
(Continued)

21. Certificate of Limited Partnership of The Dilworth Family Limited Partnership, a Pennsylvania limited partnership, and any amendments thereto to be produced and examined, and filed at Harrisburg, under the Uniform Partnership Act.
22. Limited Partnership Agreement of The Dilworth Family Limited Partnership, a Pennsylvania limited partnership, to be produced and examined by Company; possible additional requirements to be added upon review of same.
23. Names of all General Partners and proof that they are all of the General Partners of The Dilworth Family Limited Partnership, a Pennsylvania limited partnership, to be furnished and additional searches made.
24. Names of purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.
25. Last Insured Not Available.
26. The following note is for Informational Purposes Only:  
  
The following deed(s) affecting said land were recorded within six (6) months of the date of this report:  
NONE

# Fidelity National Title Insurance Company

Commitment Number: 12PA4539X

## **SCHEDULE B - SECTION II EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Public and private rights in and to that portion of the premises lying in the beds of Dilworth Road (T-410) and Corner Ketch-Lyndell Road (L.R. 15127) (S.R. 4037).
7. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as more particularly set forth in Misc. Deed Book 68 page 73.
8. Rights and conditions as set forth in Deed Book S-24 page 76.
9. Rights granted to Socony-Vacuum Oil Company, Incorporated, as more particularly set forth in Misc. Deed Book 83 page 117; Assignment of same to Magnolia Pipe Line Company as set forth in Misc. Deed Book 128 page 400.
10. Rights granted to Philadelphia Electric Company as more particularly set forth in Misc. Deed Book 184 page 489 and Record Book 961 page 248.
11. Rights granted to PECO Energy Company as more particularly set forth in Record Book 3801 page 1942.



Fidelity National Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE B - SECTION II**

**EXCEPTIONS**

(Continued)

12. Contract and Covenant (under Act 319) as set forth in Record Book 4265 page 736 and any penalties incurred by reason of breach of same.
13. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth on Plan File #13854.

# Fidelity National Title Insurance Company

Commitment Number: 12PA4539

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN parcel of vacant farmland, situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan for Maryland L. Dilworth, prepared by Stapleton & Leisey, Professional Land Surveyors, dated 11/26/1996, and last revised 3/10/1997, and recorded in Chester County on 5/15/1997, as Plan No. 13854, as follows, to wit:

BEGINNING at the Southwest corner, a point on the title line within Dilworth Road (T-410), said point also being the Northwest corner of Robert A. and Concetta G. Hartman's land; thence extending from said beginning point and along the title line within Dilworth Road, North 05 degrees 14 minutes 37 seconds East, 656.03 feet to a point, a corner of Parcel No 1; thence leaving said road and along Parcel No. 1 for the following 10 courses and distances: (1) South 88 degrees 45 minutes 00 seconds East, 400.97 feet to a point; (2) South 05 degrees 14 minutes 37 seconds West, 203.40 feet to a point; (3) North 87 degrees 22 minutes 00 seconds East, 225.79 feet to a point; (4) North 78 degrees 08 minutes 48 seconds East, 468.72 feet to a point; (5) North 12 degrees 15 minutes 54 seconds East, 575.93 feet, crossing a Mobil Pipeline, to an existing corner post; (6) North 55 degrees 10 minutes 08 seconds West 546.86 feet to a point; (7) South 03 degrees 00 minutes 00 seconds West, 525.73 feet, crossing the Mobil Pipeline, to a point; (8) North 87 degrees 00 minutes 00 seconds West, 287.31 feet to a point; (9) South 05 degrees 14 minutes 37 seconds West, 220.27 feet to a point; and (10) North 88 degrees 45 minutes 00 seconds West, 400.97 feet to a point on the title line within Dilworth Road; thence along said title line, North 05 degrees 14 minutes 37 seconds East, 760.25 feet to point; thence leaving said road and then along land of Herbert W. and Mildred M. Coates for the following 3 courses and distances: (1) South 86 degrees 01 minute 00 seconds East, 202.09 feet to a point, 1.45 feet South of an existing corner post; (2) North 03 degrees 45 minutes 51 seconds East, 108.90 feet to an existing corner post; and (3) North 86 degrees 01 minute 00 seconds West, 199.28 feet to a point on the title line within Dilworth Road, said point also being a corner of other land of Maryland L. Dilworth; thence along said title line, North 04 degrees 00 minutes 13 seconds East, 58.00 feet to a point; thence leaving Dilworth Road and along land of Hayes R., Jr. and Helen P. Carr for the following 2 courses and distances: (1) South 86 degrees 01 minutes 00 seconds East, 199.04 feet to an existing concrete monument; and (2) North 03 degrees 45 minutes 51 seconds East, 212.21 feet to an existing concrete monument; thence along land of David M. and Hope L. Harrelson, North 83 degrees 55 minutes 31 seconds East, 102.09 feet to an existing planted stone; thence continuing along Harrelson's land and land of James A. Jameson, South 85 degrees 54 minutes 47 seconds East, 641.67 feet to an existing planted stone; thence continuing along Jameson's land, North 11 degrees 33 minutes 06 seconds East, 183.00 feet to an existing planted limestone; thence along other land of Maryland L. Dilworth, North 10 degrees 56 minutes 51 seconds East, 207.54 feet to an existing iron pin; thence along land of James and Betty Jame McElya, South 81 degrees 24 minutes 56 seconds East, 408.99 feet to a point in line of land of Gary S. and Beth A. Persichitte, 0.13 feet West of an existing iron pin; thence continuing along Persichitte's land and lands of Richard and Kathleen Cossa, Greer C. Heindell, John T. and Susan D. Hall, and Craig B. and Michelle D. Lamont, South 05 degrees 00 minutes 39 seconds East, 728.99 feet to an existing concrete monument, a corner of Craig B. and Michelle D. Lamont's land; thence continuing along said Lamont's land and land of David K., Jr. and Jennifer S. Browell, South 33 degrees 14 minutes 22 seconds East, 470.01 feet to an existing concrete monument, a corner of Browell's land; thence continuing along Browell's land, and lands of Richard R. and Lois J. Friel and Joseph A. Shu-ming Chaippini, South 86 degrees 32 minutes 54 seconds East, 467.65 feet to a point; thence along land of Richard J. Allen for the following two courses and distances: (1) South 14 degrees 42 minutes 01 seconds West, 169.97 feet to a point and having passed over an existing

Fidelity National Title Insurance Company

Commitment Number: 12PA4539

**SCHEDULE C**  
(Continued)

iron pipe, 2.60 feet from said first mentioned point, and (2) South 86 degrees 34 minutes 40 seconds East, 212.50 feet to a point on the title line of Corner Ketch-Lyndell Road (S.R. 4037); thence along said title line within said Corner Ketch-Lyndell Road, South 14 degrees 36 minutes 05 seconds West, 50.00 feet to a point; thence leaving said road and along land of John and Joyce E. Olszewski, North 86 degrees 34 minutes 40 seconds West, 212.77 feet to a point; thence along said Olszewski's land, crossing the Mobil Pipeline, and lands of Howard and Florence M. Laird, Donald Bucher and Dee Anne Mull, and Robert R. and Joyce Ann Arters, South 14 degrees 42 minutes 01 seconds West, 749.93 feet to an existing monument, having passed over an existing monument 209.06 feet from said last mentioned point; thence continuing along said Arters' land, South 72 degrees 26 minutes 20 seconds East, 210.31 feet to a point on the title line with Corner Ketch-Lyndell Road, having passed over an existing iron pin 14.18 feet from said last mentioned point; thence along said title line within Corner Ketch-Lyndell Road, South 14 degrees 36 minutes 05 seconds West, 55.04 feet to a point; thence leaving said road and along land of Erik Joseph and Susan Marie Feist, North 89 degrees 59 minutes 45 seconds West, 176.50 feet to a point, having passed over an iron pin 14.55 feet from said first mentioned point; thence continuing along said Feist's land and land of James G. and Barbara A. McCormick, South 89 degrees 47 minutes 47 seconds West, 356.20 feet to an existing iron pipe at the Northeast side of a tree; thence along land of Rodger E. and Kathleen E. Richards, North 05 degrees 58 minutes 39 seconds East, 128.78 feet to a point having passed over an existing iron pipe at a former corner post, 2.14 feet from the last mentioned point; thence continuing along Richards' land and lands of Mina M. Mowrer, Ralph and Joan H. Potter and James J., Jr. and Betty Ann Charley, South 88 degrees 48 minutes 36 seconds West, 696.93 feet to an existing iron pin; thence along land of Patricia A. Nester and lands of Mark H. and Sheila A. Bareford, James F. and Elizabeth M. Echols, James P. and Dorothy L. Flanagan, and Arsene W., Jr. and Norma F. Koth, South 88 degrees 48 minutes 36 seconds West, 825.12 feet to an existing iron pipe; thence along land of Robert A. and Concetta G. Hartman, South 89 degrees 03 minutes 09 seconds West, 270.00 feet to the point and place of beginning, having passed over an existing iron pipe, 16.56 feet from said beginning point.  
UP# 30-2-58.8

Being i/a the same premises which Maryland L. Dilworth by Deed dated 6-17-1997 and recorded 7-22-1997 in Chester County in Record Book 4206 Page 894 conveyed unto The Dilworth Family Limited Partnership, a Pennsylvania Limited Partnership, in fee.