

## Title Search Report

Issued by:

**Commonwealth Land Title Insurance Company**

The attached Title Search Report is issued for the use of agent listed, a policy issuing agent for Commonwealth Land Title Insurance Company, herein 'agent', and is to be used only by agent in the determination of the insurability of title to the property described herein in conjunction with the issuance of Commonwealth Land Title Insurance Company commitments, policies and endorsements. Use of the attached Title Search Report for any other purpose is not authorized. The attached Title Search Report may not be relied upon by any other party nor may it be relied upon for any other purpose. No liability is assumed by Commonwealth Land Title Insurance Company for any unauthorized use or reliance. This Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, **nor is it to be considered a title insurance commitment and/or title insurance policy.** Any liability under the attached Title Search Report is limited to the liability under the Commonwealth Land Title Insurance Company policy or policies issued pursuant to this Title Search Report.

The Agent who reviews this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by Commonwealth Land Title Insurance Company. The Agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with Commonwealth Land Title Insurance Company guidelines and prudent underwriting practices. The Agent is responsible for any errors, omissions, defects, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of a Commonwealth Land Title Insurance Company policy or endorsement.

**Commonwealth Land Title Insurance Company**  
TITLE SEARCH REPORT

Search for:

Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333  
Phone: 610-889-7669

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: **March 12, 2018**

2. Policy or Policies to be issued:

A. Policy to be Issued:  
ALTA Owners 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**

B. Policy to be Issued:  
ALTA Loan 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**

3. The estate or interest in the land described or referred to in this report is:

**Fee Simple**

4. At the effective date above title is vested in:

\_\_\_\_\_, Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013

5. Property:

800 Darby Paoli Road  
Radnor Township  
Delaware County, PA

TITLE SEARCH REPORT / ABSTRACT  
REQUIREMENTS

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. **DEED FROM:** \_\_\_\_\_, Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013  
**TO:**  
**DATED:** \_\_\_\_\_  
**RECORDED:** \_\_\_\_\_
  - B. **MORTGAGE FROM:**  
**TO:**  
**DATED:** \_\_\_\_\_  
**RECORDED:** \_\_\_\_\_
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. **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.
9. 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 form. 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.
10. 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.
11. 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.
12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all

TITLE SEARCH REPORT / ABSTRACT  
REQUIREMENTS continued

paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

13. 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 2018

Assessment \$121,170.00 and 75,000.00

Tax ID / Parcel No. 36-05-02897-02 and 36-05-02897-03

14. 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 2018.

15. MECHANICS AND MUNICIPAL CLAIMS: NONE

16. MORTGAGES: NONE

17. JUDGMENTS: NONE

18. 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.

19. 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.

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

21. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

22. Last Insured Not Available.

23. 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

24. Trust Agreement of the Marjorie D. Joire Trust, dated November 23, 1999; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.

TITLE SEARCH REPORT / ABSTRACT  
REQUIREMENTS continued

25. Proof to be provided to Company that the Marjorie D. Joire Trust, dated November 23, 1999, was in full force and effect at the time of execution of deed dated 08/30/2012 and recorded 09/26/2012 in Volume 5192 page 1378. If not still in force and effect, then this commitment is to be returned for revision.
26. Trust Agreement of the Marjorie D. Joire Family Trust u/a of the Marjorie D. Joire Trust, dated November 23, 1999; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
27. Proof to be provided to Company that the Marjorie D. Joire Family Trust u/a of the Marjorie D. Joire Trust, dated November 23, 1999 was still in full force and effect at the time of the execution of deed dated 06/13/2014 and recorded 06/23/2014 in Volume 5510 page 738. If not still in force and effect, then this commitment is to be returned for revision.
28. Trust Agreement of the Merrill E. Joire Trust; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
29. Proof to be provided to Company that the Merrill E. Joire Trust was still in full force and effect at the time of the execution of deed dated 06/13/2014 and recorded 06/23/2014 in Volume 5510 page 738. If not still in force and effect, then this commitment is to be returned for revision.
30. Proof of death and date thereof of Marjorie D. Joire. (Death Certificate).
31. Possible Inheritance Tax due to Commonwealth of Pennsylvania by the Estate of Marjorie D. Joire, deceased.
32. Possible Federal Estate Tax due the United States of America by the Estate of Marjorie D. Joire, deceased.
33. Proof of death and date thereof of Merrill E. Joire. (Death Certificate).
34. Possible Inheritance Tax due to Commonwealth of Pennsylvania by the Estate of Merrill E. Joire, deceased.
35. Possible Federal Estate Tax due the United States of America by the Estate of Merrill E. Joire, deceased.
36. Trust Agreement of the Kenneth M. Joire Regular Trust dated August 1, 2013, and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
37. Proof to be provided to Company that Trust is still in full force and effect. If not still in force and effect, then this commitment is to be returned for revision.
38. Proof to be provided to Company that the Trust has the power and authority to perform the transaction to be insured herein.

TITLE SEARCH REPORT / ABSTRACT  
REQUIREMENTS continued

39. Name(s) of Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013, to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.
40. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
41. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such valuation in excess of \$100,000.00 and the total liability of the Company on account of this Commitment shall not exceed said amount.

TITLE SEARCH REPORT / ABSTRACT  
EXCEPTIONS

**In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

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 form.
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. Provisions of Acts of Assembly authorizing the State Highway Department to extend boundaries of state roads.
7. Public and private rights in and to that portion of premises lying in the bed of Roberts Road and Darby Paoli Road.

TITLE SEARCH REPORT / ABSTRACT  
LEGAL DESCRIPTION

PARCEL No. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Map of Property of Estate of Moro Phillips, deceased, Radnor and Newtown Townships, made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 13, 1929, and last revised on June 17, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Roberts Road and Darby and Paoli Road; thence along the middle of Darby and Paoli Road South sixty-nine degrees, forty-two minutes East two hundred feet and fifty-four one-hundredths of a foot to a point; thence leaving Darby and Paoli Road South forty-one degrees, forty-six minutes West two hundred eighty and sixty-six one-hundredths feet to a point; thence North thirty degrees, fifty-one minutes, thirty seconds West two hundred forty-four and fifty one-hundredths feet to an iron post; thence North sixty degrees, fifty-seven minutes East one hundred forty-two and fifteen one-hundredths feet to the place of BEGINNING.

PARCEL No. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a subdivision sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to sixty feet by the addition of ten feet on each side thereof) with the middle line of Roberts Road; thence extending from said beginning point and along other lands of said Clarence L. Roberts South sixty-seven degrees, twenty-nine minutes West one hundred forty-two and fifteen one-hundredths feet to a point, the corner of land of Isaac Norris; thence extending along the same the two following courses and distances: (1) South sixty-seven degrees, forty-seven minutes West, two hundred sixty-two and seventy-one hundredths feet to a concrete post; and (2) North twenty-four degrees, forty-eight minutes West, three hundred forty-three and forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road; thence extending along same South seventy-three degrees forty-six minutes thirty seconds East three hundred seventy-three and fifty-two one-hundredths feet to a point; thence South seventy-one degree, twenty-seven minutes East, one hundred sixty-eight and seventy one-hundredths feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 8 on said plan.

Tax ID / Parcel No. 36-05-02897-02 and 36-05-02897-03

Being the same premises which Kenneth M. Joire, as Trustee of the Merrill E. Joire Trust and as Trustee of the Marjorie D. Joire Family Trust by Deed dated 06/13/2014 and recorded 06/23/2014 in Delaware County in Volume 5510 Page 738 conveyed unto Kenneth M. Joire Regular Trust dated August 1, 2013, in fee.



TITLE SEARCH REPORT / ABSTRACT  
LEGAL DESCRIPTION continued

Trident Land Transfer Company  
431 West Lancaster Avenue,  
Devon, PA 19333  
Phone: 610-889-7669  
Fax:

## COMMITMENT FOR TITLE INSURANCE

Commonwealth Land Title Insurance Company

Effective Date: 03/12/2018

### Schedule A

1. Policy or Policies to be issued:
  - A. Policy to be Issued:  
ALTA Owners 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**
  - B. Policy to be Issued:  
ALTA Loan 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**
2. Title to the estate or interest in the land described or referred to in this Commitment is a Fee Simple and is at the effective date hereof vested in:  
  
\_\_\_\_\_, Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013
3. The land referred to in this Commitment is described in Schedule C attached hereto and made part hereof.

For Information Purposes Only:  
800 Darby Paoli Road  
Radnor Township  
Delaware County, PA

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ALTA Commitment (08-01-2016)

C165B00



## Schedule B Section 1 Requirements

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Land Title Insurance Commitment (2016) front cover form (the "Form") and is subject to the Conditions stated therein. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment is solely for the benefit of the Company. The sole liability of Company and its agent shall arise under and be governed by the Commitment and/or Policy subsequently issued. If this copy of the Commitment is not accompanied by the Form, a copy of the Form may be obtained from this Company upon request.

PLEASE BE ADVISED THAT A CONTINUATION SEARCH WILL BE MADE AT THE TIME OF CLOSING TO UPDATE THE EFFECTIVE DATE OF THE COMMITMENT AND THAT THE EARLIER EFFECTIVE DATE SHOWN AT THE BEGINNING OF THIS COMMITMENT WILL NOT AFFECT THE DATE OF COVERAGE OF THE POLICY. THE DATE OF THE POLICY WILL BE THE DATE OF RECORDING OF THE INSURED INSTRUMENT AND WILL COVER THE GAP BETWEEN THE LAST DATE COVERED BY THE OFFICIAL RECORD AT THE TIME OF CLOSING AND THE DATE OF RECORDING.

THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. **DEED FROM:** \_\_\_\_\_, Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013  
**TO:** \_\_\_\_\_  
**DATED:** \_\_\_\_\_  
**RECORDED:** \_\_\_\_\_
  - B. **MORTGAGE FROM:** \_\_\_\_\_  
**TO:** \_\_\_\_\_  
**DATED:** \_\_\_\_\_  
**RECORDED:** \_\_\_\_\_
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfilled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. **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.

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ALTA Commitment (08-01-2016)  
C165B00



## Schedule B Section 1 Requirements continued

9. 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 form. 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.
10. 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.
11. 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.
12. 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.
13. 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 2018  
Assessment \$121,170.00 and 75,000.00  
Tax ID / Parcel No.: 36-05-02897-02 and 36-05-02897-03
14. 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 2018.
15. MECHANICS AND MUNICIPAL CLAIMS: NONE
16. MORTGAGES: NONE
17. JUDGMENTS: NONE
18. 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.
19. 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.
20. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
21. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
22. Last Insured Not Available.
23. The following note is for Informational Purposes Only:  
Commitment

## Schedule B Section 1 Requirements continued

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

24. Trust Agreement of the Marjorie D. Joire Trust, dated November 23, 1999; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
25. Proof to be provided to Company that the Marjorie D. Joire Trust, dated November 23, 1999, was in full force and effect at the time of execution of deed dated 08/30/2012 and recorded 09/26/2012 in Volume 5192 page 1378. If not still in force and effect, then this commitment is to be returned for revision.
26. Trust Agreement of the Marjorie D. Joire Family Trust u/a of the Marjorie D. Joire Trust, dated November 23, 1999; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
27. Proof to be provided to Company that the Marjorie D. Joire Family Trust u/a of the Marjorie D. Joire Trust, dated November 23, 1999 was still in full force and effect at the time of the execution of deed dated 06/13/2014 and recorded 06/23/2014 in Volume 5510 page 738. If not still in force and effect, then this commitment is to be returned for revision.
28. Trust Agreement of the Merrill E. Joire Trust; and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
29. Proof to be provided to Company that the Merrill E. Joire Trust was still in full force and effect at the time of the execution of deed dated 06/13/2014 and recorded 06/23/2014 in Volume 5510 page 738. If not still in force and effect, then this commitment is to be returned for revision.
30. Proof of death and date thereof of Marjorie D. Joire. (Death Certificate).
31. Possible Inheritance Tax due to Commonwealth of Pennsylvania by the Estate of Marjorie D. Joire, deceased.
32. Possible Federal Estate Tax due the United States of America by the Estate of Marjorie D. Joire, deceased.
33. Proof of death and date thereof of Merrill E. Joire. (Death Certificate).
34. Possible Inheritance Tax due to Commonwealth of Pennsylvania by the Estate of Merrill E. Joire, deceased.
35. Possible Federal Estate Tax due the United States of America by the Estate of Merrill E. Joire, deceased.
36. Trust Agreement of the Kenneth M. Joire Regular Trust dated August 1, 2013, and any amendments thereto, to be produced and examined; additional requirements and/or exceptions may be added.
37. Proof to be provided to Company that Trust is still in full force and effect. If not still in force and effect, then this commitment is to be returned for revision.
38. Proof to be provided to Company that the Trust has the power and authority to perform the transaction to be insured herein.

**Schedule B Section 1  
Requirements continued**

39. Name(s) of Trustee(s) of the Kenneth M. Joire Regular Trust dated August 1, 2013, to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.
40. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
41. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such valuation in excess of \$100,000.00 and the total liability of the Company on account of this Commitment shall not exceed said amount.

## Schedule B Section 2 Exceptions

**In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

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 form.
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. Provisions of Acts of Assembly authorizing the State Highway Department to extend boundaries of state roads.
7. Public and private rights in and to that portion of premises lying in the bed of Roberts Road and Darby Paoli Road.

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ALTA Commitment (08-01-2016)  
C165B00



## Schedule C Description and Recital

### PARCEL No. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Map of Property of Estate of Moro Phillips, deceased, Radnor and Newtown Townships, made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 13, 1929, and last revised on June 17, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Roberts Road and Darby and Paoli Road; thence along the middle of Darby and Paoli Road South sixty-nine degrees, forty-two minutes East two hundred feet and fifty-four one-hundredths of a foot to a point; thence leaving Darby and Paoli Road South forty-one degrees, forty-six minutes West two hundred eighty and sixty-six one-hundredths feet to a point; thence North thirty degrees, fifty-one minutes, thirty seconds West two hundred forty-four and fifty one-hundredths feet to an iron post; thence North sixty degrees, fifty-seven minutes East one hundred forty-two and fifteen one-hundredths feet to the place of BEGINNING.

### PARCEL No. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a subdivision sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to sixty feet by the addition of ten feet on each side thereof) with the middle line of Roberts Road; thence extending from said beginning point and along other lands of said Clarence L. Roberts South sixty-seven degrees, twenty-nine minutes West one hundred forty-two and fifteen one-hundredths feet to a point, the corner of land of Isaac Norris; thence extending along the same the two following courses and distances: (1) South sixty-seven degrees, forty-seven minutes West, two hundred sixty-two and seventy-one hundredths feet to a concrete post; and (2) North twenty-four degrees, forty-eight minutes West, three hundred forty-three and forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road; thence extending along same South seventy-three degrees forty-six minutes thirty seconds East three hundred seventy-three and fifty-two one-hundredths feet to a point; thence South seventy-one degree, twenty-seven minutes East, one hundred sixty-eight and seventy one-hundredths feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 8 on said plan.

Tax ID / Parcel No.: 36-05-02897-02 and 36-05-02897-03

Being the same premises which Kenneth M. Joire, as Trustee of the Merrill E. Joire Trust and as Trustee of the Marjorie D. Joire Family Trust by Deed dated 06/13/2014 and recorded 06/23/2014 in Delaware County in Volume 5510 Page 738 conveyed unto Kenneth M. Joire Regular Trust dated August 1, 2013, in fee.

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ALTA Commitment (08-01-2016)  
C165B00



**NOTICES**

1. PLEASE BE ADVISED THAT Commonwealth Land Title Insurance Company ("COMPANY") AND Trident Land Transfer Company ("AGENT") HAVE NO KNOWLEDGE, TRAINING OR EXPERIENCE IN MATTERS THAT ARE UNRELATED TO TITLE INSURANCE, INCLUDING, BUT NOT LIMITED TO, SUCH MATTERS AS BULK SALE TRANSFERS, BULK SALE CLEARANCE CERTIFICATE REQUIREMENTS (IF APPLICABLE), ZONING/SUBDIVISION, STRUCTURAL REPAIRS, ENVIRONMENTAL, WATER INFILTRATION, WETLANDS, TERMITES OR ONSITE SEWAGE SYSTEMS, AND WE DO NOT INTEND TO, AND CANNOT, PROVIDE SERVICES OR ADVICE TO YOU ON SUCH MATTERS. IF YOU ARE FACED WITH ISSUES REGARDING SUCH MATTERS, YOU SHOULD CONSULT A LAWYER, ENGINEER, ARCHITECT OR OTHER APPROPRIATE CONSULTANT OR PROFESSIONAL OF YOUR CHOICE.
2. ALSO BE ADVISED THAT YOU MAY PURCHASE AT ADDITIONAL COST ENHANCED COVERAGES FROM THE BASIC POLICY OF TITLE INSURANCE. IF YOU WISH AN EXPLANATION OF THE ENHANCED COVERAGES AND THE COST FOR THESE ADDITIONAL COVERAGES, PLEASE CONTACT THE PARTY LISTED BELOW.
3. THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF INSURANCE REQUIRES THAT WE SEND THE FOLLOWING NOTICE TO YOU, OUR APPLICANT, PRIOR TO CLOSING. IF APPLICABLE, THE DEPARTMENT FURTHER REQUIRE THAT YOU, THE APPLICANT, FORWARD THIS NOTICE TO THE ULTIMATE CONSUMER IN ADVANCE OF THE DAY OF CLOSING:

YOUR TITLE INSURANCE FEE COVERS THE COST OF CLOSING ON THE INSURED REAL ESTATE PROPERTY IF IT TAKES PLACE DURING REGULAR OFFICE HOURS AND AT THE OFFICE OF THE TITLE INSURANCE AGENT OR UNDERWRITER. IF YOUR CLOSING TAKES PLACE AT A LOCATION OR TIME OF YOUR CHOOSING, OR THAT OF YOUR LENDER OR REALTOR, THE TITLE INSURANCE AGENT OR UNDERWRITER MAY IMPOSE AN ADDITIONAL CHARGE FOR THIS SPECIAL SERVICE. YOU MAY DETERMINE THE AMOUNT OF THIS ADDITIONAL CHARGE, IF ANY, BY CONTACTING THE PARTY LISTED BELOW.

Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333  
Phone: 610-889-7669  
Fax:

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ALTA Commitment (08-01-2016)  
C165B00



PREPARED BY:  
KING SPRY HERMAN FREUND & FAUL LLC  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

RD BK05510-0738  
2014031133 06/23/2014 03:07:18 PM:1  
RCD FEE: \$92.50

DT-DEED



DELAWARE  
COUNTY

RETURN TO:  
KING SPRY HERMAN FREUND & FAUL LLC  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

FOLIO NUMBER: 36-05-02897-03 and 36-05-02897-02  
Premises: 800 Darby Paoli Road

THIS FIDUCIARY DEED, made this 13<sup>th</sup> day of June,  
2014.

BETWEEN, KENNETH M. JOIRE, as Trustee of the Merrill E. Joire Trust, and as Trustee  
of the Marjorie D. Joire Family Trust, hereinafter referred to as

Grantor

-and-

KENNETH M. JOIRE REGULAR TRUST dated August 1, 2013, hereinafter referred to  
as

Grantee

WHEREAS, Merrill E. Joire and Marjorie D. Joire, husband and wife, became in their  
lifetime owners of a certain lot or piece of ground, together with the buildings and  
improvements thereon erected, in the Township of Radnor, County of Delaware, and  
Commonwealth of Pennsylvania, more particularly described below; and

WHEREAS, on March 1, 2000, Marjorie D. Joire transferred her one-half interest of the  
within described property to the Marjorie D. Joire Trust and Merrill E. Joire transferred his  
one-half interest of the within described property to the Merrill E. Joire Trust; and

WHEREAS, Marjorie D. Joire departed this life on March 27, 2006; and

WHEREAS, Section 4.2 of the Marjorie D. Joire Trust directed, inter alia, that appropriate  
property constituting the "Exclusion Amount Share" be distributed by the Trustee of the  
Marjorie D. Joire Trust dated November 23, 1999, to the "Family Trust", as set forth within  
the Marjorie D. Joire Trust, as aforesaid; and

{00147604}

WHEREAS, by Deed recorded on September 26, 2012, in Deed Book 5192, Page 1378, Merrill E. Joire, as Trustee of the Marjorie D. Joire Trust, transferred a one-half interest of the within-described property to the Marjorie D. Joire Family Trust; and

WHEREAS, Merrill E. Joire departed this life on June 30, 2013; and

WHEREAS, Section 3.2 of the Restated Merrill E. Joire Trust directs, inter alia, that all of the assets of the Marjorie D. Joire Family Trust, after payment of all expenses of administration for that trust, shall be added to the "Regular Trust" created for Kenneth M. Joire, son of Merrill E. Joire and Margaret D. Joire; and

WHEREAS, Section 4.1(a) of the Restated Merrill E. Joire Trust directs, inter alia, that any trust balance of the Merrill E. Joire Trust shall be distributed to the Kenneth M. Joire "Regular Trust.

WHEREAS, this conveyance is a Deed of Distribution WITHOUT CONSIDERATION to the Kenneth M. Joire Regular Trust, and is therefore exempt from all realty transfer taxes;

NOW THIS INDENTURE WITNESSETH, that the Grantor, pursuant to the authority granted to him, does grant, alien, release, and confirm unto the Grantee, its successors, heirs and assigns,

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Map of Property of Estate of Moro Phillips, deceased, Radnor and Newtown Townships, made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 13, 1929, and last revised on June 17, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Roberts Road and Darby and Paoli Road; thence along the middle of Darby and Paoli Road South sixty-nine degrees, forty-two minutes East two hundred feet and fifty-four one-hundredths of a foot to a point; thence leaving Darby and Paoli Road South forty-one degrees, forty-six minutes West two hundred eighty and sixty-six one-hundredths feet to a point; thence North thirty degrees, fifty-one minutes, thirty seconds West two hundred forty-four and fifty one-hundredths feet to an iron post; thence North sixty degrees, fifty-seven minutes East one hundred forty-two and fifteen one-hundredths feet to the place of BEGINNING. CONTAINING one acre, be the same more or less

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a subdivision sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to sixty feet by the addition of ten feet on each side thereof) with the middle line of Roberts Road; thence extending from said beginning point and along other lands of said Clarence L. Roberts South sixty-seven degrees, twenty-nine minutes West one hundred forty-two and fifteen one-hundredths feet to a point, the corner of land of Isaac Norris; thence extending along the same the two following courses and distances: (1) South sixty-seven degrees, forty-seven minutes West, two hundred sixty-two and seventy-one hundredths feet to a concrete post; and (2) North twenty-four degrees, forty-eight minutes West, three hundred forty-three and forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road; thence extending along same South seventy-three degrees forty-six minutes thirty seconds East three hundred seventy-three and fifty-two one-hundredths feet to a point; thence South seventy-one degree, twenty-seven minutes East, one hundred sixty-eight and seventy one-hundredths feet to the first mentioned point and place of BEGINNING. BEING Lot No. 8 and containing one and six hundred twenty-six one-thousandths acres of land more or less, as shown on said plan.

BEING THE SAME PREMISES which Merrill E. Joire and Marjorie D. Joire, husband and wife, by Deed dated March 1, 2000, and recorded April 28, 2000, in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Record Book 2006, at Page 2085, did grant and convey an undivided one-half interest unto the Merrill E. Joire Trust and an undivided one-half interest unto the Marjorie D. Joire Trust.

ALSO BEING THE SAME PREMISES which Merrill E. Joire, Trustee of the Marjorie E. Joire Trust, by Deed recorded September 26, 2012, in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Record Book 5192, Page 1378, did grant and convey an undivided one-half interest unto the Marjorie D. Joire Family Trust.

UNDER AND SUBJECT to Easements, Agreements and Restrictions of Record in the chain of title.

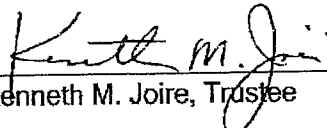
TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title, interest, property, claim and demand whatsoever of the Marjorie D. Joire Trust, at and immediately before the time of the decease of Marjorie D. Joire, in law, in equity, or otherwise howsoever, of, in, to or out of the same.

TO HAVE AND TO HOLD the premises described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors, heirs and assigns, to and for the only proper use and behoof of the Grantee, its successors, heirs and assigns, forever.

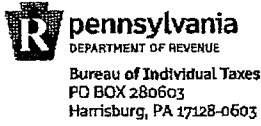
AND the Grantor, for himself, and his respective heirs, executors, administrators and successors, does covenant, promise and agree to and with the Grantee, its successors, heirs and assigns, that the Grantor has not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal the day and year first above written.

Merrill E. Joire Trust  
Marjorie D. Joire Family Trust

By:   
Kenneth M. Joire, Trustee

REV-183 EX (04-10)



**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid	0
Book Number	5510
Page Number	738
Date Recorded	6-23-14

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Telephone Number:		
Kirby G. Upright, Esquire	(610) 332-0390		
Mailing Address	City	State	ZIP Code
One West Broad Street, Suite 700	Bethlehem	PA	18018

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)		
Kenneth M. Joire Trustee		
Mailing Address		
1157 West Rosemont Drive		
City	State	ZIP Code
Bethlehem	PA	18018

**C. Date of Acceptance of Document**

Date of Acceptance of Document	06/13/14	
Grantee(s)/Lessee(s)		
Kenneth M. Joire Regular Trust		
Mailing Address		
1157 West Rosemont Drive		
City	State	ZIP Code
Bethlehem	PA	18018

**D. REAL ESTATE LOCATION**

Street Address	City, Township, Borough	
Darby-Paoli Road	Radnor Township	
County	School District	Tax Parcel Number
Delaware	Radnor School District	36-05-02897-03 & 36-05-02897-02

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
196,170.00	X 1.35	= 264,829.50

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
264,829.50	100%	100%

**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust March 1, 2000  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) \_\_\_\_\_

**Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.**

Signature of Correspondent or Responsible Party	Date
<i>Kirby G. Upright</i>	6/16/14

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

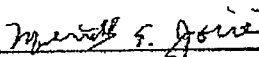
### DECLARATION OF TRUST OWNERSHIP

By this declaration I am transferring to the Merrill E. Joire Trust dated November 23, 1999, as restated, of which I am the settlor, all articles of personal and household use and ornament wherever situated, including, by way of illustration and not limitation, all clothing, jewelry, precious stones, furniture, tools, fixtures, books and similar items, and including all insurance with respect thereto.

I am now holding and will hold the properties described above exclusively on behalf of the trust.

This declaration of trust ownership shall be effective when signed as to all assets described above. It shall also be effective prospectively as to all other assets of the same nature that I may hereafter acquire, except as follows:

Dated November 29, 2012.

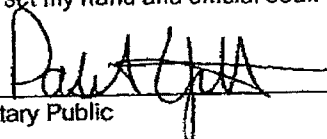
  
\_\_\_\_\_  
Merrill E. Joire, Settlor

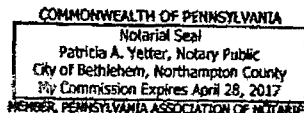


COMMONWEALTH OF PENNSYLVANIA :  
 :  
COUNTY OF Northampton : SS

On this 13<sup>th</sup> day of June, 2014, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Kenneth M. Joire, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same as Trustee of the Merrill E. Joire Trust and the Marjorie D. Joire Family Trust, for the purposes therein contained.

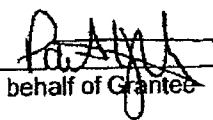
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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



The precise residence address of the within named Grantee is:

1157 W. Rosemont Drive  
Bethlehem PA 18018

  
\_\_\_\_\_  
On behalf of Grantee

RD BK05192-1378

DT-DEED

2012062054 09/26/2012 03:12:11 PM:1

RCD FEE: \$88.50



DELAWARE  
COUNTY

36-RADNOR \$0.00

THOMAS J. JUDGE SR. ROD

PREPARED BY:  
KING SPRY HERMAN FREUND & FAUL LLC  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

RETURN TO:  
KING SPRY HERMAN FREUND & FAUL LLC  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

FOLIO NUMBER: 36-05-02897-03 and 36-05-02897-02  
800 Darby Paoli Rd.

THIS FIDUCIARY DEED, made this 30 day of August,  
2012.

BETWEEN, MERRILL E. JOIRE, Trustee of the Marjorie D. Joire Trust u/a dated  
November 23, 1999, hereinafter referred to as

Grantor

-and-

MERRILL E. JOIRE, Trustee of the Marjorie D. Joire Family Trust u/a of the Marjorie D.  
Joire Trust dated November 23, 1999, hereinafter referred to as

Grantee

WHEREAS, Merrill E. Joire and Marjorie D. Joire, husband and wife, became in their  
lifetime owners of a certain lot or piece of ground, together with the buildings and  
improvements thereon erected, in the Township of Radnor, County of Delaware, and  
Commonwealth of Pennsylvania, more particularly described below; and

WHEREAS, on March 1, 2000, Marjorie D. Joire transferred her one-half interest of the  
within described property to the Marjorie D. Joire Trust; and

WHEREAS, Marjorie D. Joire departed this life on March 27, 2006; and

WHEREAS, Section 4.2 of the Marjorie D. Joire Trust directs, inter alia, that appropriate  
property constituting the "Exclusion Amount Share" be distributed by the Trustee of the  
Marjorie D. Joire Trust dated November 23, 1999, to the "Family Trust", as set forth within  
the Marjorie D. Joire Trust, as aforesaid; and

WHEREAS, this conveyance is a Deed of Distribution WITHOUT CONSIDERATION to the Marjorie D. Joire Family Trust, and is therefore exempt from all realty transfer taxes;

NOW THIS INDENTURE WITNESSETH, that the Grantor, pursuant to the authority granted to him by Article 11.1(k) of the Marjorie D. Joire Trust, does grant, alien, release, and confirm unto the Grantee, its successors, heirs and assigns,

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Map of Property of Estate of Moro Phillips, deceased, Radnor and Newtown Townships, made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 13, 1929, and last revised on June 17, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Roberts Road and Darby and Paoli Road; thence along the middle of Darby and Paoli Road South sixty-nine degrees, forty-two minutes East two hundred feet and fifty-four one-hundredths of a foot to a point; thence leaving Darby and Paoli Road South forty-one degrees, forty-six minutes West two hundred eighty and sixty-six one-hundredths feet to a point; thence North thirty degrees, fifty-one minutes, thirty seconds West two hundred forty-four and fifty one-hundredths feet to an iron post; thence North sixty degrees, fifty-seven minutes East one hundred forty-two and fifteen one-hundredths feet to the place of BEGINNING. CONTAINING one acre, be the same more or less

BEING THE SAME PREMISES which Merrill E. Joire and Marjorie D. Joire, his wife, by Deed dated March 1, 2000 and recorded April 28, 2000, in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Deed Book 2006, Page 2081, did grant and convey an undivided one-half interest unto the Merrill E. Joire Trust and an undivided one-half interest unto the Marjorie D. Joire Trust.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a subdivision sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to sixty feet by the addition of ten feet on each side thereof) with the middle line of Roberts Road; thence extending from said beginning point and along other lands of said Clarence L. Roberts South sixty-seven

degrees, twenty-nine minutes West one hundred forty-two and fifteen one-hundredths feet to a point, the corner of land of Isaac Norris; thence extending along the same the two following courses and distances: (1) South sixty-seven degrees, forty-seven minutes West, two hundred sixty-two and seventy-one hundredths feet to a concrete post; and (2) North twenty-four degrees, forty-eight minutes West, three hundred forty-three and forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road; thence extending along same South seventy-three degrees forty-six minutes thirty seconds East three hundred seventy-three and fifty-two one-hundredths feet to a point; thence South seventy-one degree, twenty-seven minutes East, one hundred sixty-eight and seventy one-hundredths feet to the first mentioned point and place of BEGINNING. BEING Lot No. 8 and containing one and six hundred twenty-six one-thousandths acres of land more or less, as shown on said plan.

BEING THE SAME PREMISES which Merrill E. Joire and Marjorie D. Joire, husband and wife, by Deed dated March 1, 2000, and recorded April 28, 2000, in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Record Book 2006, at Page 2085, did grant and convey an undivided one-half interest unto the Merrill E. Joire Trust and an undivided one-half interest unto the Marjorie D. Joire Trust.

UNDER AND SUBJECT to Easements, Agreements and Restrictions of Record in the chain of title.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title, interest, property, claim and demand whatsoever of the Marjorie D. Joire Trust, at and immediately before the time of the decease of Marjorie D. Joire, in law, in equity, or otherwise howsoever, of, in, to or out of the same.

TO HAVE AND TO HOLD the premises described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors, heirs and assigns, to and for the only proper use and behoof of the Grantee, its successors, heirs and assigns, forever.

AND the Grantor, for himself, and his respective heirs, executors, administrators and successors, does covenant, promise and agree to and with the Grantee, its successors, heirs and assigns, that the Grantor has not heretofore done or committed any act, matter or thing whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal the day and year first above written.

Marjorie D. Joire Trust dated  
November 23, 1999

By: Merrill E. Joire  
Merrill E. Joire, Trustee

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF Northampton :

On this 30 day of August, 2012, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Merrill E. Joire, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same as Trustee of the Marjorie E. Joire Trust dated November 23, 1999, for the purposes therein contained.

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

Mary Beth E. Faix  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary Beth E. Faix, Notary Public  
City of Bethlehem, Northampton County  
My Commission Expires Oct. 11, 2012  
Member, Pennsylvania Association of Notaries

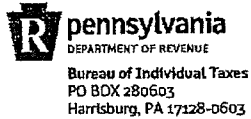
The precise residence address  
of the within named Grantee is:

1104 KIRKLAND VILLAGE CIRCLE

BETHLEHEM, PA. 18017

[Signature]  
On behalf of Grantee

REV-183 EX (04-10)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

### RECORDER'S USE ONLY

State Tax Paid	0
Book Number	5192
Page Number	1378
Date Recorded	9-26-12

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Kirby G. Upright, Esquire			Telephone Number:	(610) 332-0390	
Mailing Address	City	State	ZIP Code			
One West Broad Street, Suite 700	Bethlehem	PA	18018			

### B. TRANSFER DATA

### C. Date of Acceptance of Document 08/30/12

Grantor(s)/Lessor(s)	Merrill E. Joire Trustee of Marjorie D. Joire Trust			Grantee(s)/Lessee(s)	Merrill E. Joire Trustee of Marjorie D. Joire Family Trust		
Mailing Address	City	State	ZIP Code	Mailing Address	City	State	ZIP Code
1104 Kirkland Village Circle	Bethlehem	PA	18017	1104 Kirkland Village Circle	Bethlehem	PA	18017

### D. REAL ESTATE LOCATION

Street Address	Darby-Paoli Road			City, Township, Borough	Radnor Township	
County	School District	Tax Parcel Number				
Delaware	Radnor School District	36-05-02897-03 & 36-05-02897-02				

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
196,700.00	X 1.39	= 273,413.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
273,413.00	50%	50%

### Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust March 1, 2000  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>Kirby G. Upright</i>	9-6-12

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

This Indenture Made the 1<sup>st</sup> day of March in the year of our Lord ~~ONE THOUSAND NINE HUNDRED AND NINETY NINE~~ 2000 (MXX)

Between MERRILL E. JOIRE and MARJORIE D. JOIRE, Husband and Wife

(hereinafter called the Grantors), of the one part, and

An Undivided One-Half (1/2) Interest to the MERRILL E. JOIRE TRUST and an Undivided One-Half (1/2) Interest to the MARJORIE D. JOIRE TRUST, Said Trust Dated November 23rd, 1999

(hereinafter called the Grantees), of the other part.

Witnesseth That the said Grantors, for themselves, for and in consideration of the sum of ONE DOLLAR (\*1.00\*) lawful money of the United States of America, unto them well and truly paid by the said Grantees. at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee s, their heirs and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Map of Property of Estate of Moro Phillips, deceased, Radnor and Newtown Townships, made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 13, 1929, and last revised on June 17, 1950, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Roberts Road and Darby and Paoli Road; thence along the middle of Darby and Paoli Road South sixty-nine degrees, forty-two minutes East Two Hundred feet and fifty-four one-hundredths of a foot to a point; thence leaving Darby and Paoli Road South Forty-one degrees, forty-six minutes West Two Hundred Eighty and sixty-six one-hundredths feet to a point; thence North Thirty degrees, fifty-one minutes, thirty seconds West Two Hundred forty-four and fifty one-hundredths feet to an iron post; thence North Sixty degrees, fifty-seven minutes East One Hundred forty-two and fifteen one-hundredths feet to the place of beginning.

CONTAINING One Acre, be the same more or less.

BEING the same premises which Arthur F. Buffett and Ruth W. Buffett, his wife, by Indenture bearing date the 1st day of March, A.D., 1954, and duly recorded in the Office of the Recorder of Deeds &c., in and for the County of Delaware aforesaid, in Deed Book 1726, Page 192, granted and conveyed unto Merrill E. Joire and Marjorie D. Joire, his wife, in fee.

AND THE SAID TRANSFER is from the Grantors to themselves in a Trust, and is therefore tax-exempt.

delaware DEEDS

**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

them the said grantors, 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 with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

**And** the said Grantors, for themselves, their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantees their heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them the said Grantors and 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

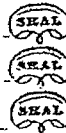
WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

MERRILL E. JOIRE

MARJORIE D. JOIRE



2006 2082





**REALTY TRANSFER TAX  
AFFIDAVIT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
Book Number	2006
Page Number	2006
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration or by gift, or (3) a tax exemption is claimed. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT. All inquiries may be directed to the following person:**

Name	Patrick C. Campbell, Esquire	Telephone Number	Area Code ( 610 )	525-3860
Street Address	50 Haymarket Lane	City	Bryn Mawr	State
			PA	Zip Code
				19010

**B TRANSFER DATA**

Grantor(s)	Merrill E. and Marjorie D. Joire	Grantee(s)	An Undivided 1/2 Interest to the Merrill E. Joire Trust, and an Un- divided Interest to the Marjorie D. Joire Trust
Street Address	800 Darby-Paoli Road	Street Address	800 Darby-Paoli Rd., Newtown Sq., PA
City	Newtown Square, Penna. 19073	City	Newtown Square, Penna. 19073
State	Penna.	State	Penna.
Zip Code	19073	Zip Code	19073

**C PROPERTY LOCATION**

Street Address	800 Darby-Paoli Road	Zip Code	19073
City	Newtown Square, Radnor Township,	County	Delaware County
Township	Radnor Township	Tax Parcel Number	36050289703

**D VALUATION DATA**

1 Actual Cash Consideration	2 Other Consideration	3 Total Consideration
\$1.00	+ 0.00	= 1.00
4 County Assessed Value	5 Fair Market Value	6 State Realty Transfer Tax Paid
	<del>3825,000.00</del>	0.00

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

- 7 Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession (See 61 PA Code 91.42)
  - Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
  - Transfer to Conservancy. (See Act No. 246 of 1982)
  - Transfer between principal and agent. (Attach copy of agency/straw trust agreement) Tax paid prior deed 5  
Tax paid this deed 5 (See 61 PA Code 91.53)
  - Transfers to Commonwealth, the United States, and instrumentalities by gift, condemnation or in lieu of condemnation or dedication (See 61 PA Code 91.55)
  - Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number  
Page Number (See Act No. 246 of 1982)
  - Divorced (See Act No. 14 of 1981)
  - Statutory Corporate Reorganization, Merger or Liquidation
  - Other (Please explain exemption claimed, if other than listed above) Transfer is from Grantors to themselves, in Trust

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent \_\_\_\_\_ Date \_\_\_\_\_  
(SEE REVERSE)

Commonwealth of Pennsylvania  
County of Delaware

On this, the 1st day of April, 2000, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware

the undersigned Officer.

personally appeared MERRILL E. JOIRE and MARJORIE D. JOIRE

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

*Donna M. Hall*  
Notarial Seal Notary Public  
Donna M. Hall, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Jan. 31, 2004

**REC'D**

MERRILL E. JOIRE AND MARJORIE D. JOIRE, Husband and wife

TO

An Undivided One-Half (1/2) Interest in the MERRILL E. JOIRE TRUST, and an Undivided One-Half (1/2) Interest in the MARJORIE D. JOIRE TRUST (Dated 11/23/99)

Folio No. 36050289703

Premises: 800 Darby-Paoli Road  
Radnor Twp., Del. Co  
Pennsylvania

John G. Clark Co., Phila.

Return Recorded Document To:

Patrick C. Campbell, Esquire  
50 Haymarket Lane  
Bryn Mawr, Penna. 19010

Mail Tax Bill To:

The address of the above-named Grantee

is 800 Darby-Paoli Road

Newtown Square, PA 19073

(On behalf of the Grantee)

*Merrill E. Joire*

REC'D DELOS PA

025950

**This Indenture** Made the 1<sup>st</sup> day of

July in the year of our Lord ~~1999~~ 2000 ~~1999~~

**Between**

MERRILL E. JOIRE and MARJORIE D. JOIRE, Husband and Wife

(hereinafter called the Grantors), of the one part, and

An Undivided One-Half (1/2) Interest to the MERRILL E. JOIRE TRUST and an Undivided One-Half (1/2) Interest to the MARJORIE D. JOIRE TRUST, Said Trust Dated November 23rd, 1999

(hereinafter called the Grantees), of the other part.

**Witnesseth** That the said Grantors, for themselves,

for and in consideration of the sum of

ONE DOLLAR \*(\$1.00)\*

lawful

money of the United States of America, unto them well and truly paid by the said Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns.

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a Subdivision sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit:

BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to Sixty feet by the addition of Ten feet each side thereof) with the middle line of Roberts Road; THENCE extending from said beginning point and along other lands of said Clarence L. Roberts South Sixty-seven degrees, Twenty-nine minutes West One Hundred Forty-two and Fifteen one-hundredths feet to a point, the corner of land of Isaac Norris, thence extending along the same the two following courses and distances: (1) South Sixty-seven degrees, Forty-seven minutes West, Two Hundred Sixty-two and Seventy-one hundredths feet to a concretepost; and (2) North Twenty-four degrees, Forty-eight minutes West, Three Hundred Forty-three and Forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road, thence extending along same South Seventy-three degrees Forty-six minutes Thirty seconds East Three Hundred Seventy-three and Fifty-two one-hundredths feet to a point (2) South, Seventy-one degrees, Twenty-seven minutes East, One Hundred Sixty-eight and Seventy one-hundredths feet to the first mentioned point and place of beginning. BEING Lot No. 8 and containing One and Six Hundred Twenty-six one-thousandths acres of land more or less as shown on said plan.

BEING the same premises which Clarence L. Roberts and Betty W. Roberts his wife by Indenture bearing date the 1st day of July A.D. 1964 and recorded at Media, in the Office for the Recording of Deeds, in and for

WB 2006 2085

the County of Delaware, on the 3rd day of June, A.D. 1964 in Deed Book No. 2176, Page 859 etc., granted and conveyed unto Merrill E. Joire and Marjorie D. Joire, his wife, in fee.

AND THE SAID TRANSFER is from Grantors to themselves in a Trust, and is therefore tax-exempt.

**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

them the said grantors, 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 with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

**And** the said Grantors, for themselves, their heirs,

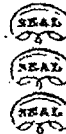
executors and administrators do covenant, promise and agree, to and with the said Grantees their heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them the said Grantors and 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

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

MERRILL E. JOIRE  
MARJORIE D. JOIRE



2006-2087

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF EXAMINATION  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105

**REALTY TRANSFER TAX  
AFFIDAVIT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

Book Number 2006  
Page Number 2085  
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration or by gift, or (3) a tax exemption is claimed. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Patrick C. Campbell, Esquire Telephone Number: \_\_\_\_\_  
Street Address: 50 Haymarket Lane City: Bryn Mawr State: PA Zip Code: 19010  
Area Code: 610 525-3860

**B TRANSFER DATA**

Grantor(s): Merrill E. and Marjorie D. Joire (Grantee(s)) An Undivided 1/2 Interest to the Merrill E. Joire Trust, and an Undivided Interest to the Marjorie D. Joire Trust  
Street Address: 800 Darby-Paoli Road City: Newtown Square, Penna. State: PA Zip Code: 19073  
City: Newtown Square, Penna. State: PA Zip Code: 19073  
Street Address: 800 Darby-Paoli Rd., Newtown Sq., PA

**C PROPERTY LOCATION**

Street Address: 800 Darby-Paoli Road - 1.6 Acres of ground 19073  
City: Newtown Square, Radnor Township, Delaware County Tax Parcel Number: 36050289702

**D VALUATION DATA**

1 Actual Cash Consideration <u>\$1.00</u>	2 Other Consideration <u>+ 0.00</u>	3 Total Consideration <u>= 1.00</u>
4 County Assessed Value <u>13</u>	5 Fair Market Value <u>\$200,000.00</u>	6 State Realty Transfer Tax Paid <u>-0.00</u>

**E EXEMPTION DATA**

1a Amount of Exemption Claimed: 100% 1b Percentage of Interest Conveyed: 100%

2 Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (See 61 PA Code 91.42)
- Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations (See 61 PA Code 91.49)
- Transfer to Conservancy (See Act No. 246 of 1982)
- Transfer between principal and agent (Attach copy of agency/trust agreement) Tax paid prior deed 5 (See 61 PA Code 91.53)
- Transfers to Commonwealth, the United States, and instrumentalities by gift, condemnation or in lieu of condemnation or redemption (See 61 PA Code 91.55)
- Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number \_\_\_\_\_ Page Number \_\_\_\_\_ (See Act No. 246 of 1982)
- Divorced (See 61 PA Code 91.56)
- Statutory Corporate Reorganization, Merger or Liquidation
- Other (Please explain exemption claimed, if other than listed above) Transfer is from Grantors to themselves, in Trust

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent \_\_\_\_\_ Date \_\_\_\_\_

(SEE REVERSE)

2006-2085

Commonwealth of Pennsylvania  
County of Delaware

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware, the undersigned Officer,

personally appeared MERRILL E. JOIRE and MARJORIE D. JOIRE,

known to me (satisfactorily proven to be the person whose name is here) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Notary Seal Notary Public  
Donna M. Holt, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Jan. 31, 2004

MERRILL E. JOIRE and  
MARJORIE D. JOIRE, H/W

TO

AN UNDIVIDED ONE-HALF (1/2)  
INTEREST IN THE MERRILL E.  
JOIRE TRUST and

AN UNDIVIDED ONE-HALF (1/2)  
INTEREST IN THE MARJORIE D.  
JOIRE TRUST  
(Dated 11/23/99)

Folio No. 36050289702

Premises: 1.6 Acres, Corner of  
Darby-Paoli Road and  
Goshen Road  
Radnor Twp. Del. Co.  
Pennsylvania

John C. Clark Co., Phila.

Return Recorded Documents To:  
Patrick C. Campbell, Esquire  
50 Haymarket Lane  
Bryn Mawr, Penna. 19010

Mail Tax Bill To:

The address of the above-named Grantor  
is 800 Darby-Paoli Road  
Newtown Square, PA 19073  
On behalf of the Grantee

680271 9007101

925959

**RECORDED**

# DEED - 1726

192

**This Indenture,** Made the 18<sup>th</sup> day of MARCH  
in the year of our Lord one thousand nine hundred and FIFTY-FOUR  
ARTHUR F. BUFFETT AND RUTH W. BUFFETT, HIS WIFE (HEREINAFTER CALLED THE GRANTORS)

of the one part and  
MERRILL E. JOIRE AND MARJORIE D. JOIRE, HIS WIFE (HEREINAFTER CALLED THE GRANTEEES)

of the other part,  
Witnesseth, That the said grantors, for and in consideration of the sum of  
SIXTEEN THOUSAND FIVE HUNDRED DOLLARS lawful money  
of the United States of America, unto THEM well and truly paid by the said grantee 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 DO grant, bargain and sell, release and confirm unto the said grantee, THEIR  
HEIRS and Assigns, AS TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON  
ERECTED, SITUATE IN THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE AND COMMONWEALTH OF PENN-  
SYLVANIA, AND DESCRIBED ACCORDING TO A MAP OF PROPERTY OF ESTATE OF MORO PHILLIPS, DECEASED  
RADNOR AND NEWTOWN TOWNSHIPS, MADE BY MILTON R. YERKES, CIVIL ENGINEER, BRYN MAWR, PENN-  
SYLVANIA, ON JUNE 13, 1929, AND LAST REVISED ON JUNE 17, 1950, AS FOLLOWS, TO WIT:-

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE MIDDLE LINES OF ROBERTS ROAD  
AND DARBY AND PAOLI ROAD; THENCE ALONG THE MIDDLE OF DARBY AND PAOLI ROAD SOUTH SIXTY-  
NINE DEGREE, FORTY-TWO MINUTES EAST TWO HUNDRED FEET AND FIFTY-FOUR ONE-HUNDREDTHS OF A  
FOOT TO A POINT; THENCE LEAVING DARBY AND PAOLI ROAD SOUTH FORTY-ONE DEGREE, FORTY-SIX  
MINUTES WEST TWO HUNDRED EIGHTY AND SIXTY-SIX ONE-HUNDREDTHS FEET TO A POINT; THENCE  
NORTH THIRTY DEGREE, FIFTY-ONE MINUTES, THIRTY SECONDS WEST TWO HUNDRED FORTY-FOUR AND  
FIFTY ONE-HUNDREDTHS FEET TO AN IRON POST; THENCE NORTH SIXTY DEGREE, FIFTY-SEVEN  
MINUTES EAST ONE HUNDRED FORTY-TWO AND FIFTEEN ONE-HUNDREDTHS FEET TO THE PLACE OF  
BEGINNING.

CONTAINING ONE ACRE, BE THE SAME MORE OR LESS.

BEING THE SAME PREMISES WHICH WILLIAM H. HANSEN AND MARGARET B. HIS WIFE, BY  
INDENTURE BEARING DATE THE 29TH DAY OF JUNE, A.D. 1950, AND DULY RECORDED IN THE OFFICE  
OF THE RECORDER OF DEEDS & C., IN AND FOR THE COUNTY OF DELAWARE AFORESAID, IN DEED BOOK  
1550, PAGE 8, GRANTED AND CONVEYED UNTO ARTHUR F. BUFFETT AND RUTH W. HIS WIFE, IN FEE.

7A 168792-12



# DEED - 1726

193

Together with all and singular the BUILDINGS improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, unto the hereby granted premises belonging, or in anywise 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 grantors, 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 ABOVE DESCRIBED WITH THE IMPROVEMENTS THEREON ERECTED hereditaments and premises hereby granted, or mentioned and intended to be, with the appurtenances, unto the said grantee B. THEIR HEIRS and assigns, to and for the only and proper use and behoof of the said grantee B, THEIR HEIRS and assigns forever.

AS TENANTS BY THE ENTIRETIES. UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS, COVENANTS AND HOW OF RECORD.

And the said GRANTORS, FOR THEMSELVES, THEIR heirs, executors and administrators, DO covenant, promise and agree, to and with the said grantee B, THEIR HEIRS and assigns, by these presents, that THEY THE SAID GRANTORS AND THEIR heirs, all and singular the hereditaments and premises hereby granted, or mentioned and intended to be, with the appurtenances unto the said grantee B THEIR HEIRS and assigns, against THEM THE SAID GRANTORS AND 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 UNDER AND SUBJECT AFORESAID.

Warrant and forever Defend.

In Witness Whereof, the parties OF THE FIRST PART BY THESE PRESENTS HAVE hereunto set THEIR hand B and seal B

Dated the day and year first above written.

SEALED AND DELIVERED IN THE PRESENCE OF US:

R. A. WOOD

COMMONWEALTH OF PENNSYLVANIA U. S. DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX STAMPS \$155.00 \$18.15

ARTHUR F. BUFFETT

RUTH W. BUFFETT

Received on the day of the date of the above Indenture, of the above named grantee B, THE FULL CONSIDERATION HEREIN BEFORE MENTIONED.

AFB ARTHUR F. BUFFETT

RWB RUTH W. BUFFETT

On the 1ST day of MARCH Anno Domini 1954, before me, THE SUBSCRIBER A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN THE COUNTY OF DELAWARE personally appeared the above-named ARTHUR F. BUFFETT & RUTH W. BUFFETT, HIS WIFE

and in due form of law acknowledged the ABOVE Indenture to be THEIR AND EACH OF THEIR act and deed, and desired the same might be recorded as such:

WITNESS my hand and NOTARIAL seal the day and year aforesaid.

WE HEREDY CERTIFY THAT THE TRANSFER TAX IN RICHARD A. WOOD THE AMOUNT OF \$162.00 UPON CONSIDERATION OF \$16500 HAS BEEN PAID BY THE TITLE ABSTRACT CO. OF PENNA. //23870

Notary Public.

My commission expires JAN 29 1955

THE ADDRESS OF THE ABOVE-NAMED GRANTEE IS DARBY-PAOLI RD. R.D. NEWTOWN SQUARE, PA. R. A. WOOD - ON BEHALF OF THE GRANTEE

RAUNOR TOWNSHIP TRANSFER TAX PAID

ALBERT H. SWING J.D.A. TOWNSHIP TREASURER DATE MAR 4, 1954

REGISTERED COUNTY OF DELAWARE, PENNA. MAR 5, 1954 REGISTERED IN RAUNOR TOWNSHIP 3-5-54

Recorded MARCH 5 9:51 AM 54 WRITTEN BY M. CARACCHI

LINVILL COMP. BY

Recorder

Spicall Power

# DEED 2176

FOR SIMPLE DEED No. 731

Printed and Sold by John C. Clark Co., 1428 N. Penn Square, Phila.

## This Indenture

Made the 1st day of June in the year of our Lord one thousand nine hundred and Sixty-four (1964) BETWEEN, CLARENCE L. ROBERTS, of the Township of Radnor, County of Delaware and State of Pennsylvania, and BETTY W. ROBERTS, his wife,

(hereinafter called the Grantors), of the one part, and MERRILL E. JOIRE, of the Township of Radnor, County of Delaware and State of Pennsylvania, and MARJORIE D. JOIRE, his wife,

(hereinafter called the Grantees), of the other part, Witnesseth, That the said Grantors — (or and in consideration of the sum of

SIX THOUSAND AND FIVE HUNDRED DOLLARS

lawful money of the United States of America, unto — them — well and truly paid by the said Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, — have — granted, bargained and sold, released and confirmed, and by these presents — do — grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as TENANTS BY ENTIRETIES.

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a Sub-Division sketch of property of Clarence L. Roberts made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated September 24, 1962, and revised April 13, 1964, as follows, to wit: BEGINNING at a point marking the intersection of the middle line of Darby and Paoli Roads (forty feet wide, to be widened to Sixty feet by the addition of Ten feet each side thereof) with the middle line of Roberts Road; THENCE extending from said beginning point and along other lands of said Clarence L. Roberts South Sixty-seven degrees, Twenty-nine minutes West One Hundred Forty-two and Fifteen one-hundredths feet to a point, the corner of land of Isaac Norris, thence extending along the same the two following courses and distances: (1) South Sixty-seven degrees, Forty-seven minutes West, Two Hundred Sixty-two and Seventy-one hundredths feet to a concrete post; and (2) North Twenty-four degrees, Forty-eight minutes West, Three Hundred Forty-three and Forty-seven one-hundredths feet to a point in the middle line of the Darby Paoli Road, thence extending along same South Seventy-three degrees Forty-six minutes Thirty seconds East Three Hundred Seventy-three and Fifty-two one-hundredths feet to a point (2) South, Seventy-one degrees, Twenty-seven minutes East, One Hundred Sixty-eight and Seventy one-hundredths feet to the first mentioned point and place of beginning. BEING Lot No. 8 and containing One and Six Hundred Twenty-six one-thousandths acres of land more or less as shown on said plan.

BEING part of the same premises which The "Radnor Hunt", a Penna. Corp., by Indenture bearing date the 17th day of July A.D. 1939 and recorded at Media, in the

BOOK 2176 PAGE 859

# DEED 2176

DEED, 2176, 80.

Office for the Recording of Deeds, in and for the County of Delaware, on 26th day of  
July A.D. 1939 in Deed Book No. 1106, page 182 etc., granted and conveyed unto  
Clarence L. Roberts and Betty W. Roberts, his wife, in fee.

# DEED 2176

**Together** with all and singular the \_\_\_\_\_ buildings \_\_\_\_\_ improvements, ways, streets, alleys, 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 Grantors, 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 above described with the buildings and improvements thereon erected \_\_\_\_\_ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs \_\_\_\_\_ and assigns, to and for the only proper use and behoof of the said Grantee, their \_\_\_\_\_ and assigns forever, as **TENANTS BY ENTIRETY.**



We hereby certify that the holder has in the sum of \$200.00, upon a certification to the \_\_\_\_\_ in this and by the title Abstract of Volume # 104793  
*Clarence L. Roberts*

7.15

**And** the said Grantors, for themselves, their \_\_\_\_\_ heirs, executors and administrators, do covenant, promise and agree; to and with the said Grantee, their heirs \_\_\_\_\_ and assigns, by these presents, that they the said Grantors and 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, their heirs and assigns, against them the said Grantors and 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 his, her, them \_\_\_\_\_ or any of them, \_\_\_\_\_ shall and will

**WARRANT and forever DEFEND.**

**In Witness Whereof**, the parties of the first part have \_\_\_\_\_ hereunto set their hands and seals. Dated the day and year first above written.

**Health and Wellbeing**  
**IN THE PRESENCE OF US:**

*Frank B. Sellers*  
*as de facto*

*Clarence L. Roberts* (SEAL)  
 CLARENCE L. ROBERTS

*Betty W. Roberts* (SEAL)  
 BETTY W. ROBERTS

**Hereafter**, on the day of the date of the above Indenture, of the above-named Grantee, the full consideration money hereinbefore mentioned.

**WITNESSES AT SIGNING:**

*Frank B. Sellers*  
*as de facto*

*Clarence L. Roberts*  
 CLARENCE L. ROBERTS

*Betty W. Roberts*  
 BETTY W. ROBERTS

# DEED 2176

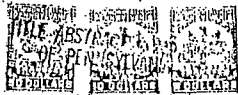
On the 1st day of June Anno Domini 1954, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware, personally appeared the above-named

CLARENCE L. ROBERTS and BETTY W. ROBERTS

and in due form of law acknowledged the above INDEMNITY to be — their and each of their — act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid.

*William H. Swing*  
*Notary Public*



6500

RADNOR TOWNSHIP  
 TRANSFER TAX  
 PAID  
 Albert H. Swing  
 Township Treasurer



The address of the above-named Grantees is 400 Darby Paoli Rd., Newtown Square, Pa.

Wesley Warner  
 On behalf of the Grantees

108773  
 366726  
**CCD**  
 COUNTY OF DELAWARE  
 DEPARTMENT OF REVENUE  
 REGISTERED  
 RECORDS SECTION

CLARENCE L. ROBERTS, ET AL

TO  
 BETHILL L. JOHNS, ET AL

PREMISES: 1.6 Acres, Corner of  
 1st St. and Paoli Rd. & Godden Rd.  
 Radnor Township  
 Delaware County  
 Pennsylvania

John C. Clark Co. Phila. 11-20

WESLEY A. WARNER, INC.  
 215 South Lansdowne Avenue  
 Lansdowne, Pennsylvania

MA 1 3 03 PM '54

Recorded in the office for recording of deeds in and for County of Delaware

Part in Deed Book No. 2176 page 859 etc.

Witness my hand and seal of office this Third day of

June Anno Domini 1954  
 Joseph L. Evers  
 Recorder of Deeds

Deputy Recorder

BOOK 2176 PAGE 862

*Boyer*