

**TRIDENT LAND TRANSFER COMPANY LP**  
431 West Lancaster Avenue, Devon, PA 19333  
Agent for  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

Commitment No.: 15PA04203

**SCHEDULE A**

1. Commitment Date: May 4, 2015 at 12:00 AM
2. Policy (or Policies) to be issued:

(a) Owner's Policy	Amount
Proposed Insured:	\$0.00
Bentley Homes	
(a) Loan Policy	Amount
Proposed Insured:	\$0.00

, its successors and/or assigns as their respective interests may appear.
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Baker Residential of Pennsylvania, LLC
4. The land referred to in the Commitment is described as follows:

146 State Line Road , Chadds Ford, PA 19317  
SEE SCHEDULE C ATTACHED HERETO

# COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 15PA04203

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:  
  
Deed from Baker Residential of Pennsylvania, LLC to Bentley Homes.  
  
Mortgage from Bentley Homes to , securing the principal amount of \$0.00.
5. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
6. Payment of full consideration to or for the account of the grantors or mortgagors.
7. Payment of the premiums, fees and charges for the policy.
8. Possible unfiled mechanics liens and municipal claims.
9. Terms of any unrecorded lease or rights of parties in possession.
10. Proof that all natural persons in this transaction are of full age and legally competent.
11. Proof of identity of parties as set forth in Recital.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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 2015Assessment \$256,900.00  
Tax ID / Parcel No. 03-00-00511-00
18. 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 2015.
19. MECHANICS AND MUNICIPAL CLAIMS: NONE
20. MORTGAGES: NONE
21. JUDGMENTS: NONE
22. 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.
23. 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.
24. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
25. Last Insured: Land Services; No. PAFA 09-6170; Dated: 07/28/2011; Amount: \$1,384,700.00.
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
27. Proof of compliance with all requirements set forth in the operating agreement of Baker Residential of Pennsylvania, LLC regarding the capacity and authority of members or managers to execute and deliver deed for this transaction.
28. Certificate of organization (as amended) of Baker Residential of Pennsylvania, LLC as filed with \_\_\_\_\_ Department of State and operating agreement (as amended) to be produced for review.
29. Settled taxes due to Commonwealth of Pennsylvania by Baker Residential of Pennsylvania, LLC.
30. Furnish proof that Baker Residential of Pennsylvania, LLC is presently in good standing with the State of \_\_\_\_\_.
31. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

32. Subject premises is free and clear of any mortgage loan and the current owner has owned it for less than 10 years; contact underwriting for determination of insurability.
33. Type of entity of Bentley Homes to be furnished and possible additional requirements and/or exceptions to be added and additional searches made.

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 15PA04203

### 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. Provisions of Acts of Assembly authorizing the State Highway Department to extend boundaries of state roads.
7. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of State Line Road (a private road).
8. Premises has no frontage on any legally opened street or highway; Company assumes no liability for reasons thereof.
9. Rights and conditions as to use of an unnamed road as set forth in Deed Book L page 342.
10. Rights granted to Pure Oil Company set out in Deed Book S-12 page 9, as assigned to The Manufacturers Light and Heat Company in Deed Book 853 page 204.
11. Rights granted to Colonial Pipeline Company of Pennsylvania in Deed Book 2154 page 501.
12. Rights of others in and to stream crossing premises.
13. Easement of spring on premises and subject to water rights of others therein.
14. Notes, easements and conditions as shown on Plan Volume 20 page 414.
15. Conditions disclosed by survey made by Vandemark & Lynch, Inc. dated 7/27/1998, last revised 2/14/2000 and recorded in Plan Volume 21 page 90:-a) Notes, b) Building setback lines, c) Building on premises violates setback line, d) Sanitary sewer and water easement across premises, e) Wetlands.

BLANK

RIGHT AS IN DEED BOOK L page 342

DEED  
1814  
March  
19th

Joseph Dixon  
Ruth Jenks, h/w

to

Joseph Richardson  
Mary, h/w

Together with the right, liberty and privilege in common with Joseph Dixon, his heirs and assigns of a road one perch wide, leading from a stone at a corner of the above described land and lands formerly of Curtis Talley in a straight line across land of the said Joseph Dixon to a white oak at the corner of land now or late of Joseph Talley, and thence along the said Talley's line into the Wilmington Road

REC'D March 26, 1814  
DEED BOOK L page 342

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DELAWARE COUNTY, PA.

RIGHT OF WAY.

FOR and in consideration of \$1.00 to me in hand paid receipt of which is hereby acknowledged, I do hereby grant and leave to Pure Oil Company, its successors or assigns the right of way to lay, maintain, operate and remove pipe lines for the transportation of water, oil and gas and erect, maintain and operate telegraph and telephone lines, if the same be found necessary on, over and through my lands Situate in Bethel Township, Delaware County and State of Pennsylvania containing 100 Acres more or less, bounded described as follows: on the North by lands now or late of the estate of Harry Thomas, on the East by land of Grant and James Ebright, on the South by lands of G. Berkley Ebright, on the West by lands of Thomas and William Talley with ingress and egress to and from the same, provided, however, the said Pure Oil Company shall pay an additional sum of \$1.00 per lineal rod before entering upon the above described premises, the said grantor Zachariah Ebright, his heirs or assigns to fully use and enjoy the said premises, except for the purposes hereinbefore granted to the said Pure Oil Company, its successors and assigns, which hereby agrees to pay any damages, which may arise to crops and fences from the laying, maintaining and operating said lines. Said damages, if not mutually agreed upon, to be ascertained and determined by 3 disinterested persons; one thereof to be appointed by the said Pure Oil Company, its successors or assigns, one by Zachariah Ebright, his heirs or assigns and the third by the 2 so appointed as aforesaid, and the award of such 3 persons shall be final and conclusive. And it is hereby further agreed that the said Pure Oil Company, its successors or assigns may at any time lay a second line of pipe alongside of the first line as herein provided, and subject to the same conditions, also to have the right to change the size of its pipes, the damages, if any, to crops and surface in making such change to be paid by the said Pure Oil Company. It is hereby understood and agreed that the Telephone or Telegraph lines shall follow the fences or the public roads.

IN WITNESS WHEREOF the parties hereto have set their hands and seals 4/8/1907.

RECORDED 11/7/1907  
DEED BOOK 8-12 page 9.



appeared the above named George E. Johnson and Mildred Moore Johnson, 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.

Robert M. Wilson, Notary Public (SEAL)  
My commission expires end of next session  
of Senate.

I hereby certify that the  
precise address of the with-  
in named grantee is 16th and  
Amesland St., Borough of  
Prospect Park, Del. Co., Pa.

This is to certify the residence  
of grantee in Prospect Park, Pa.  
Edw. Keadig - James F. Leubart (agent)

Arthur H. Noyes.

Recorded July 24, 1929

Harvey:-

Recorder

Written by E. Anderson

Compared by: *Robert M. Wilson*

DEED BOOK 853 PAGE 204

THIS INDENTURE, Made the 26th day of June A. D. 1929, between FURN OIL  
PIPE LINE COMPANY, a corporation organized under the laws of the Commonwealth of Pennsylvania, as party of the first part,

and

THE MANUFACTURERS LIGHT & HEAT COMPANY, a corporation organized under  
the laws of the Commonwealth of Pennsylvania, as party of the second part,  
WITNESSETH:

THAT the party of the first part, for and in consideration of the sum of One  
Dollar (\$1.00), lawful money of the United States, to it in hand paid by the party of  
the Second Part at or before the enrolling and delivery of these presents, the receipt  
whereof is hereby acknowledged, and other good and valuable consideration, has  
bargained, sold granted, transferred, conveyed, remise, aliened, enfeoffed, released,  
conferred and forever quit-claimed, and by these presents does bargain, sell, grant,  
transfer, convey, remise, alien, enfeoff, release, confirm and forever quit-claim  
unto the party of the second part, its successors and assigns forever all such estate  
right, title, interest, property, possession, claim or demand as the party of the  
first part has in or to all of the following property:

5-23411-2



Ethel Twp. Delaware CO., PA.  
Loc. # 1101 LINE # DE-159

RIGHT OF WAY EASEMENT

FOR AND IN CONSIDERATION OF Twenty-five and 00/100 -----DOLLARS, the receipt of which is hereby acknowledged Fulton J. Cwensby and Evelyn D. Cwensby, his wife of RFD # 1, Wilrin ton, Del.

hereinafter referred to as Grantors (whether one or more), do hereby grant, bargain, sell and convey unto COLONIAL PIPELINE COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, its successors and assigns, hereinafter referred to as Grantee, a right of way and easement to construct, maintain, inspect, operate, protect, replace, repair, change the size of, and remove a pipeline for the transportation of liquids and/or gases, upon and along a route to be selected by Grantee, said right of way being 50 feet in width and extending 25 feet, from either side of the center line of the first pipe line installed hereunder, on, over, and through the following described lands, of which Grantors warrant they are the owners in fee simple, situated in Township of Ethel County of Delaware Commonwealth of Pennsylvania, more fully described in deed from W. Moberg, et ux to E. H. Cwensby, et ux and recorded in the Deed Records of Delaware County, Pennsylvania, in Volume J.S. 1576 Page 410 to which reference is hereby made for further description of said lands ~~as which may be more particularly described as follows~~

Beginning on the line between Drisko Land and Owensby Land approximately 97 feet Southwest of the North corner of Owensby Land; thence S 62° 27' E 389 feet; thence S 62° 17' E 250 feet; thence S 62° 37' E 161 feet; thence S 76° 05' E 40 feet; thence S 89° 33' E 37 feet to North line of Owensby Land.

together with the right of unimpaired access to said right of way and the right of ingress and egress on, over, and through Grantors' above-described lands for any and all purposes necessary and incident to the exercise by Grantee of the rights granted hereunder, with the further right to maintain said right of way clear of trees, undergrowth, and brush, and together with the right to enter upon, clear of trees, undergrowth and brush and use for a temporary work space, during construction of said pipe line or pipe lines, an additional 25 foot-wide strip of land parallel to and contiguous with the SE side of the above-described right of way.

Grantors covenant and agree that they will not impound water or construct buildings, structures or obstructions of any type whatsoever on said right of way or change the grade over said right of way.

In addition to the above consideration, Grantee covenants and agrees to repair or to pay for any actual damage which may be done to growing crops, timber, fences, buildings or other structures directly caused by Grantee exercising any rights herein granted; provided, however, after the first pipe line has been installed, Grantee shall not be liable for damages caused on the right of way by keeping said right of way clear of trees, undergrowth, brush, structures, and obstructions in the exercise of its rights granted herein.

Any pipe line constructed by Grantee across any portion of the above described lands shall at the time of construction thereof be buried to such depth as will not interfere with Grantors' use of said lands for normal cultivation required for the planting and tending of crops; except that Grantee, at its option, may construct any pipe line above the channel of any natural or man-made stream, ravine, ditch, or other watercourse.

The Grantee covenants and agrees to pay said Grantors, prior to the construction of the first pipe line as herein provided, the additional sum of \$ 180.00. In the event said additional payment is not paid within 5 months from the date hereof, then said right of way grant and the obligations of the parties shall cease and terminate. Prior to the payment of the aforesaid additional sum, Grantee may enter upon the premises for making surveys and performing work incidental thereto to locate the route of the pipe line to be constructed.

As a part of the consideration hereinabove set forth, Grantors hereby grant unto said Grantee, its successors and assigns, the right at any time to construct, operate, and maintain an additional pipe line or pipe lines substantially parallel to the first pipe line constructed by Grantee on Grantors' lands above described and Grantee agrees to pay Grantors the sum of \$ 2.00 per rod for each additional pipe line constructed, said payment to be made before construction commences. Said additional pipe line or pipe lines shall be subject to the same rights, privileges, and covenants as set forth in this right of way easement.

It is agreed that any payment hereunder may be made direct to said Grantors, or any one of them, or by depositing such payment to the credit of said Grantors, or any one of them in the \_\_\_\_\_ Bank of \_\_\_\_\_ and payment so made shall be deemed and considered as payment to each of said Grantors.

The terms, covenants, and provisions of this right of way and easement shall run with the land and extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

TO HAVE AND TO HOLD said right of way and easement, unto the Grantee, its successors and assigns, so long as said right of way and easement are used for the purposes granted herein. The rights herein granted are divisible and assignable in whole or in part.

Grantors represent that the above-described lands are rented to \_\_\_\_\_ until \_\_\_\_\_ 19\_\_\_\_

It is understood that the person securing this right of way and easement on behalf of Grantee is without authority to make any covenant or agreement not herein expressed.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and seals this 13 day of August 1963

Signed, sealed, and delivered in the presence of:

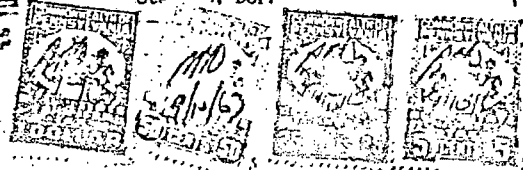
C-17A 438 copy

186 10 5 40 14 87

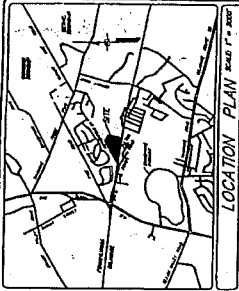
Wm. D. Dorr  
St. W. Dorr

Fulton J. Cwensby  
Fulton J. Cwensby (Seal)

Evelyn D. Cwensby  
Evelyn D. Cwensby, his wife (Seal)



180 rec. 9-10-63  
BOOK 2154 PAGE 501

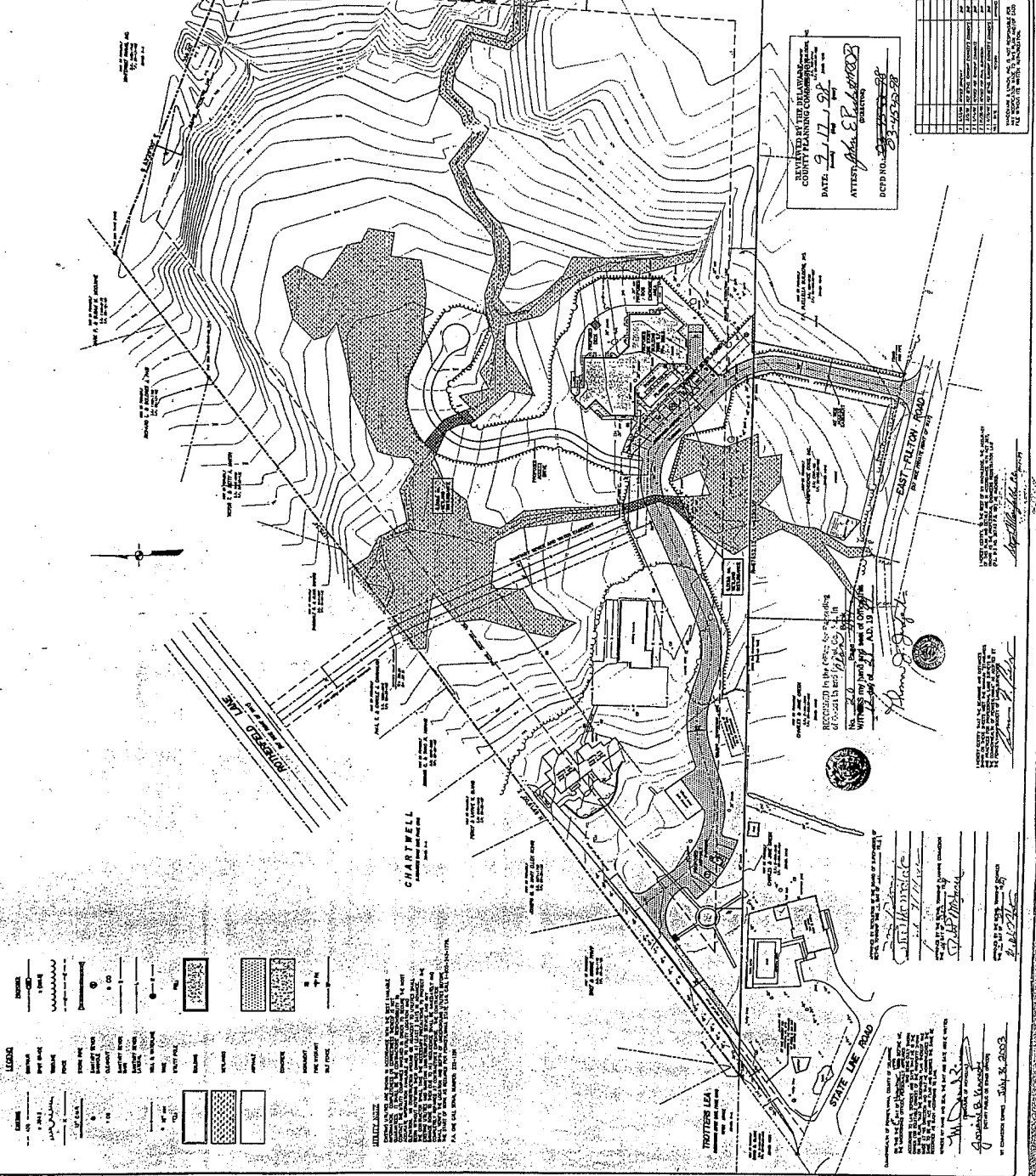


**GENERAL DATA**  
 1. DATE OF PREPARATION: 11/14/88  
 2. PROJECT NAME: CHARTWELL  
 3. OWNER: INDEPENDENCE DOGS, INC.  
 4. LOCATION: 23-10-10371-10  
 5. MAP REFERENCE: 11-10-10371-10  
 6. SCALE: 1" = 100'

**FINAL LAND DEVELOPMENT PLAN**  
 FOR  
**INDEPENDENCE DOGS, INC.**  
 STATE LINE ROAD  
 BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA  
 SCALE: 1" = 100'  
 DATE: 11/14/88

SEAL OF THE ENGINEER

**LANDMARK & LYNCH, INC.**  
 1520 SOUTH 20TH STREET, PHILADELPHIA, PA. 19103  
 PHONE: 215-381-1000  
 1988



**LEGEND**

ROAD	EXISTING	SOLID LINE
ROAD	PROPOSED	DASHED LINE
ROAD	CONTRACTOR	THICK DASHED LINE
ROAD	UNPAVED	DOTTED LINE
ROAD	PAVED	SOLID LINE WITH HATCH
ROAD	PAVED	SOLID LINE WITH CROSS-HATCH
ROAD	PAVED	SOLID LINE WITH DIAGONAL HATCH
ROAD	PAVED	SOLID LINE WITH OTHER HATCH

APPROVED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: 7/17/89

ATTEST: *[Signature]*  
 SECRETARY

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DELAWARE COUNTY, PENNSYLVANIA

DATE: 7/17/89

ATTEST: *[Signature]*  
 COUNTY CLERK

APPROVED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: 7/17/89

ATTEST: *[Signature]*  
 SECRETARY

**CHARTWELL**

**EXPLANATIONS**

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

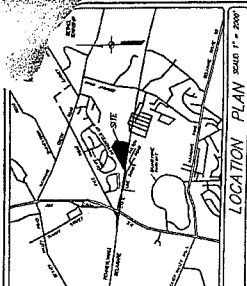
STREET: STATE LINE ROAD

LOT: 10371-10

APPROVED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: 7/17/89

ATTEST: *[Signature]*  
 SECRETARY



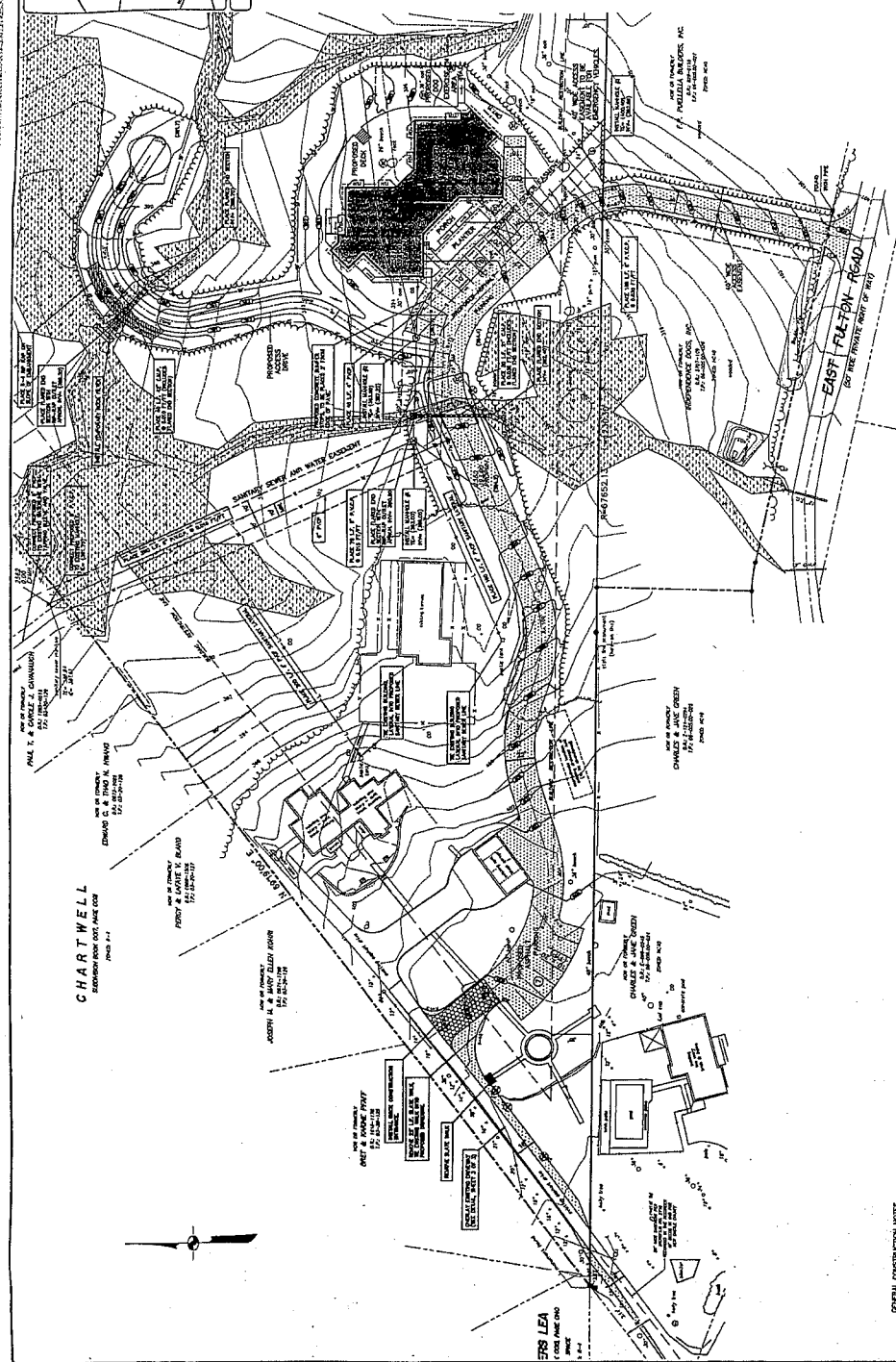
**UTILITY NOTES:**  
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNEXPECTED UTILITIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES IN PLACE AND REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES IN PLACE AND REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION.

**LEGEND**

ROADS	CONCRETE	ASPHALT	CURB
GRAVEL DRIVE	DRAINAGE	LANDSCAPE	LANDSCAPE
TERRACE	STONE WALL	WOODS	WATER
STORM PUMP	WELL	STREET LIGHT	UTILITY
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE

FINAL CONSTRUCTION PLAN  
 FOR  
**DEPENDENCE DOGS, INC.**  
 STATE LINE ROAD  
 BETHEL TOWNSHIP, DELAWARE COUNTY  
 PENNSYLVANIA  
 JULY 27, 1988  
 SCALE: 1" = 30'

<b>VANDEMARK &amp; LYNCH, INC.</b>	
PROJECT NO.	31048-8
DATE	2-7-88
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
CADRE	...
SCALE	1" = 30'
TITLE	FINAL CONSTRUCTION PLAN
PROJECT NAME	DEPENDENCE DOGS, INC.
LOCATION	BETHEL TOWNSHIP, DELAWARE COUNTY, PA.
SHEET NO.	1
TOTAL SHEETS	1



**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.  
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COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 15PA04203

**SCHEDULE C  
PROPERTY DESCRIPTION**

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

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Bethel, County of Delaware and State of Pennsylvania and described according to a Survey thereof made by James R. Pennell, September 6, 1941, as follows:

BEGINNING at a stone in line of land now or formerly of John Remke, said stone marking a corner of lands now or formerly of R. E. Merchant; extending thence by the last mentioned lands, South 57 degrees 15 minutes East 359 feet to a stake; thence by lands now or formerly of William Cleaves, et ux, South 16 degrees 43 minutes West 597.30 feet to a stake in the state boundary line between Pennsylvania and Delaware; continuing thence by lands now or late of Francesco Rosario curving to the left along the said state line, a distance of 1,230.66 feet to a stake, the chord of this being North 76 degrees 50 minutes West 1,230.60 feet; thence by the aforesaid lands of John Remko, North 65 degrees 33 minutes East 1,173.47 feet to the stone marking the place of beginning.

Folio Number: 03-00-00511-00

TOGETHER with the free and common use, right, liberty and privilege in common with Joseph Dixon, his heirs and assigns, of a road (1 perch wide) leading from a stone at a corner of the above described land and land formerly of Curtis Talley, in a straight line across land of the said Joseph Dixon to a white oak at the corner of land now or late of Joseph Talley and thence along the said Talley's line into the Wilmington Road, as the same is granted in the Deed from Joseph Dixon and Ruth, his wife, to Joseph Richardson and Mary, his wife, dated March 19, 1814 and recorded in the Office for the Recording of Deeds, etc., at Wilmington, in and for New Castle County and State of Delaware in Deed Record O, Volume 3, page 334, etc., and recorded in the Office for the Recording of Deeds, etc., at Media, in and for Delaware County and State of Pennsylvania, in Deed Book L page 342, etc.

Being the same premises which St. Edmond's Federal Savings Bank by Deed dated 07/28/2011 and recorded 08/03/2011 in Delaware County in Volume 4971 Page 2310 conveyed unto Baker Residential of Pennsylvania, LLC, in fee.

RD BK04971-2310  
2011045469 08/03/2011 02:55:45 PM:2  
RCD FEE: \$84.50 POL SUB TAX: \$13,847.00 ST TAX: \$13,847.00

DT-DEED



DELAWARE  
COUNTY

03-BETHEL \$13,847.00

THOMAS J. JUDGE BR. ROD

Prepared by and Return to:

Land Services USA, Inc.  
602 E. Baltimore Pike  
Media, PA 19063

File No. PAFA09-6170AC

Folio # 03-00-00511-00

This Indenture, made the 28<sup>TH</sup> day of July, 2011,

Between

**ST. EDMOND'S FEDERAL SAVINGS BANK**

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

**BAKER RESIDENTIAL OF PENNSYLVANIA, LLC**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Million Three Hundred Eighty Four Thousand Seven Hundred Dollars 00/100 (\$1,384,700.00)** lawful money of the United States of America, unto it 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 does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Bethel, County of Delaware and State of Pennsylvania and described according to a survey thereof made by James R. Pennell, September 6, 1941, as follows:

BEGINNING at a stone in line of land now or formerly of John Remke, said stone marking a corner of lands now or formerly of R.E. Merchant; extending thence by the last mentioned lands, South 57 degrees, 15 minutes East 359 feet to a stake; thence by lands now or formerly of William Cleaves, et ux, South 16 degrees, 43 minutes West 597.30 feet to a stake in the state boundary line between Pennsylvania and Delaware; continuing thence by lands now or late of Francesco Rosario curving to the left along the said state line, a distance of 1,230.66 feet to a stake, the chord of this being North 76 degrees, 50 minutes West 1,230.60 feet; thence by the aforesaid lands of John Remko, North 65 degrees, 33 minutes East, 1,173.47 feet to the stone marking the place of beginning.

BEING Folio No. 03-00-00511-00.

146 State Line Rd, Bethel Twp

TOGETHER with the free and common use, right, liberty and privilege, in common with Joseph Dixon, his heirs and assigns, of a road (1 perch wide) leading from a stone at a corner of the above described land and land formerly of Curtis Talley, in a straight line across land of the said Joseph Dixon to a white oak at the corner of land now or late of Joseph Talley and thence along the said Talley's line into the Wilmington Road, as the same is granted in the Deed from Joseph Dixon and Ruth, his wife, to Joseph Richardson and



Mary, his wife, dated March 19, 1814 and recorded in the Office for the Recording of Deeds at Wilmington, in and for New Castle County and State of Delaware in Deed Record O, Volume 3, page 334, etc., and recorded in the Office for the Recording of Deeds at Media, in and for Delaware County and State of Pennsylvania, in Deed Book L, page 342, etc.

BEING the same premises which Joseph F. McGinn, Sheriff of the County of Delaware in the Commonwealth of Pennsylvania by Sheriff's Deed dated 12/29/2010 and recorded 1/5/2011 in the County of Delaware in Record Book 4867 page 658, conveyed unto St. Edmond's Federal Savings Bank, in fee.

Under and Subject to all conditions, easements, rights of way, agreements, covenants, liens, reservations, exceptions, restrictions and other matters of record.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, 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 it, the said Grantor, 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 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 said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

Under and Subject as aforesaid.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the herein-named Grantor has caused these presents to be executed by the hand of its President. Dated the day and year first above written.

ST. EDMOND'S FEDERAL SAVINGS BANK

By: Pamela M. Cyr  
Pamela M. Cyr, President

Commonwealth of Pennsylvania } ss  
County of Philadelphia

AND NOW, this 20th day of July, 2011, before me, the undersigned Notary Public, appeared Pamela M. Cyr, who acknowledged herself to be the President of St. Edmond's Federal Savings Bank, and she, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

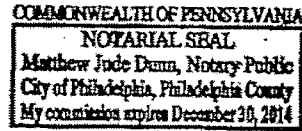
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Matthew Jade Dunn  
Notary Public  
My commission expires 12/30/2014

The precise residence and the complete post office address of the above-named Grantee is:

One West Red Oak Lane  
White Plains, NY 10604

E. Johnson  
On behalf of the Grantee



RD BK04867-0658

BY-DEED

2011000337 01/05/2011 09:21:27 AM:1

RCD FEE: \$32.50



DELAWARE COUNTY

03-BETHEL \$0.00

THOMAS J. JUDGE SR. ROD

Sheriff's Deed

# Know all Men by these Presents

THAT, I, **JOSEPH F. McGINN** Sheriff of the County of DELAWARE

In the Commonwealth of Pennsylvania, for and in consideration of the sum of

One \_\_\_\_\_ (\$1.00)

dollar to me in hand paid, do hereby grant and convey to St. Edmond's Federal Savings Bank

### DESCRIPTION

Below is a legal description of the property located at 146 State Line Road, Bethel Township, Delaware County, Pennsylvania, which is subject to the writ of execution in the above matter:

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Bethel, County of Delaware and State of Pennsylvania and described according to a survey thereof made by James R. Pennell, September 6, 1941, as follows:

BEGINNING at a stone in line of land now or formerly of John Remko, said Stone now marking a corner of Lands now or formerly of R.E. Merchant; extending thence by the Last Mentioned Lands, South 57 degrees, 15 minutes East 359 feet to a stake; thence by lands now or formerly of William Cleaves, et ux, South 16 degrees, 43 minutes West 597.30 feet to a stake in the State boundary line between Pennsylvania and Delaware; Continuing thence by lands now or late of Francesco Rosario curving to the left along the said state line, a distance of 1,230.66 feet to a stake, the chord of this being North 76, degrees, 50 minutes West 1,230.60 feet; thence by the aforesaid Lands of John Remko, North 65 degrees, 33 minutes East, 1,173.47 feet to the Stone marking the place of beginning.

Folio #03-00-00511-00

Together with the free and common, use, right, liberty and privilege, in common with Joseph Dixon, his heirs and assigns, of a Road (1 perch wide) leading from a stone at a corner of the above described land and land formerly of Curtis Talley, in a straight line across land of the said Joseph Dixon to a white Oak at the corner of land now or late of Joseph Talley and thence along the said Talley's line into the Wilmington Road, as the same is granted in the Deed from Joseph Dixon and Ruth, his wife, to Joseph Richardson and Mary, his wife, dated March 19, 1814 and recorded in the Office for the Recording of Deeds at Wilmington, in and for New Castle County and State of Delaware in Deed Record O Volume 3, Page 334; and recorded in the Office for the Recording of Deeds at Media, in and for the Delaware County and State of Pennsylvania, in Deed Book L, Page 342, Etc.

BEING THE SAME PREMISES WHICH Independent Dogs, Inc. by Deed dated the 1<sup>st</sup> day of December, 2004 and recorded December 7, 2004 in and for the Delaware County Recorder of Deeds Office, Commonwealth of Pennsylvania, in Deed Book 3359 Page 1223, granted and conveyed unto Joel E. Templin and Holly S. Templin, husband and wife, in fee.

The same having been sold by me to the said grantee, on the 19th day of November Anno Domini two thousand and ten after due advertisement, according to the law, under and by virtue of a writ of Execution issued-Decree entered\* on the 10th day of August Anno Domini two thousand and ten out of the Court of Common Pleas Delaware County as of Term, two thousand and nine number 10944 at the suit of ST. EDMOND'S FEDERAL SAVINGS BANK v. JOEL E. TEMPLIN  
HOLLY S. TEMPLIN.

In Witness whereof, I have hereunto affixed by signature,  
this 29 day of December Anno Domini two thousand and ten

SEALED AND DELIVERED  
IN THE PRESENCE OF

  
\_\_\_\_\_  
  
\_\_\_\_\_  
JOSEPH F. MCGINN, Sheriff

\*Eliminate which not applicable

Commonwealth of Pennsylvania

} ss.

County of Delaware

On this, the 30th day of December 20 10, before me

the undersigned Officer, personally appeared Joseph F. McGinn Sheriff of the County of Delaware, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Prothonotary

Writ No. 09-10944

# Deed = Poll

JOSEPH F. MCGINN Sheriff  
TO  
St Edmond's Federal Savings Bank

ST. EDMOND'S FEDERAL SAVINGS BANK  
v. : 09-10944

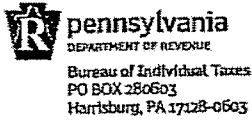
JOEL E. TEMPLIN  
HOLLY S. TEMPLIN

Premises:  
146 State Line Road  
Bethel Twp., PA

McCausland Keen & Buckman  
Radnor Court Suite 160  
259 North Radnor-Chester Road  
Radnor PA 19087-5257

The GC of the within-named Grantee is  
1901 E Passyunk Avenue  
Philadelphia PA 19148  
On behalf of the 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	4867
Page Number	658
Date Recorded	1/5/11

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:		
Garth G. Hoyt, Esq. McCausland Keen & Buckman	(610) 341-1000		
Mailing Address	City	State	ZIP Code
Radnor Court, Suite 160, 259 N. Radnor-Chester Road	Radnor	PA	19087

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Delaware County Sheriff	St. Edmond's Federal Savings Bank		
Mailing Address	Mailing Address		
201 West Front Street Room 101	1901 E. Passyunk Avenue		
City	State	ZIP Code	City
Media	PA	19063	Philadelphia
			State
			PA
			ZIP Code
			19148

### C. Date of Acceptance of Document

11/19/10

### D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
146 State Line Road	Bethel Township	
County	School District	Tax Parcel Number
Delaware		03-00-00511-00

### 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	+	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
256,900.00	X 1.56	= 4,007.64

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest In Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	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 \_\_\_\_\_  
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

12/1/10

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

Trident Land Transfer Company  
90 Lantana Drive  
Hockessin, DE 19077  
302-892-6210  
302-996-0370

COMMITMENT FOR TITLE INSURANCE

Commonwealth Land Title Insurance Company

**Schedule A**

PREPARED FOR: Trident Land Transfer Company

1. Effective Date: 05/20/2015 Termination Date 270 days  
after Effective Date
  
2. Policy or Policies to be Issued:  
Policy to be Issued:  
ALTA Owners 2006  
**Proposed Insured:** Bentley Homes  
**Amount of Insurance:**  
  
Policy to be Issued:  
ALTA Loan 2006  
**Proposed Insured:** , its successors and/or assigns ATIMA  
**Amount of Insurance:**
  
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by  
Baker Residential of Pennsylvania, LLC
  
4. The land referred to in this Commitment is described as follows:  
  
(If the land is not described here, it is described on the attached sheet and entitled Legal Description)

For Information Purposes Only:  
153 Fulton Road  
Owensby Subdivision, Lot # 3  
Brandywine Hundred  
New Castle County, DE

Countersigned: Christina M. Gray  
Authorized Signatory



## Legal Description

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ALTA Plain Language Commitment (6-17-06)





## Schedule B Section I Requirements

The following requirements must be met.

- A. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- D. Deed to be properly executed and recorded from Baker Residential of Pennsylvania, LLC to Bentley Homes covering premises to be insured hereunder.
- E. Mortgage to be properly executed and recorded from Bentley Homes to , covering premises to be insured hereunder.
- F. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- G. Owner's Affidavit on this company's form to be executed by or on behalf of Baker Residential of Pennsylvania, LLC and filed with this company.
- H. Powers of Attorney: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power 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.
- I. Survey of the premises to be filed with this company.

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ALTA Plain Language Commitment (6-17-06)



## Schedule B Section II Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Rights or claims of parties in possession of the land not shown by the public record.

Easements, or claims of easements, not shown by the public record.

Any facts about the land which a correct survey would disclose and which are not shown by the public record.

Any liens on your title arising now or later for labor and material, not shown by the public record.

Subject to sanitary sewer assessment and rent.

**DEED RECORD:** 20110816-0050841

**DIRECT CONVEYANCES:** NONE

**MORTGAGES:** NONE

**ASSIGNMENTS:** NONE

**FEDERAL TAX LIEN:** NONE

**FINANCE STATEMENT:** NONE

**RESTRICTIONS:** NONE

JUDGEMENTS: NONE \*\*\*Please note the effective date for judgements is 5/8/15\*\*\*

**MECHANICS LIENS:** NONE

**US BANKRUPTCY:** NONE

**PATRIOT ACT:** NONE

**NOTES:**

**TAXES, CHARGES AND ASSESSMENTS:** Accruing from 2014 - 2015.

**NOTICE:** This Title Search Report does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as abstractor for its negligence, mistakes or omissions in a sum not exceeding Five Hundred Dollars unless used in conjunction with a title insurance policy written through this company.

**DEDICATION AGREEMENT FOR FULTON ROAD** as set forth in Document No. 20060822-0080362.

**UTILITY AGREEMENT** as set forth in Deed Record R, Volume 66, Page 392.

**EASEMENTS AND CONDITIONS** as shown in Microfilm No. 2710.

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ALTA Plain Language Commitment (6-17-06)



**Schedule B Section II  
Exceptions continued**



DELAWARE GENERAL ASSEMBLY  
LEGISLATIVE HALL  
DOVER, DELAWARE 19901

Prepared by: Janet Kilpatrick  
Address: House of Representatives  
820 N. French St. - 11<sup>th</sup> Fl.  
Wilmington, DE 19801

Return to: Janet Kilpatrick  
Address: House of Representatives  
820 N. French St. - 11<sup>th</sup> Fl.  
Wilmington, DE 19801

DEDICATION AGREEMENT  
FOR  
00 Fulton Rd.

We, the undersigned, are collectively the owners of all those certain lots, pieces and parcels of lands and premises situated in Brandywine Hundred, New Castle County State of Delaware, known as the parcels bordering State Line Road and more particularly identified as parcel 0600500026 each of which adjoins that certain State Line Road (see Exhibit "A" attached hereto and incorporated herein by this reference).

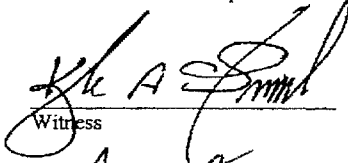
As the sole owner(s) of the said lands and premises, it is our desire and intent by this writing to create, acknowledge, and forever dedicate to public use the property at 00 Fulton Road as a public right-of-way.

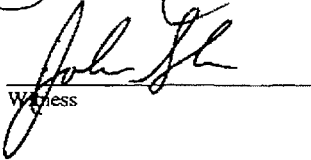
It is the further desire and intent of the undersigned that this Dedication Agreement, dedicating the 00 Fulton Road property to public use, shall be binding upon our respective selves, heirs, administrators, successors, and assigns.

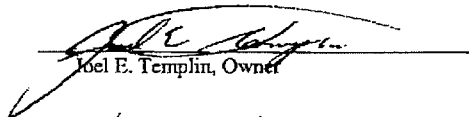
It is the further desire and intent of the undersigned that this Dedication Agreement be recorded in the Office of the Recorder of Deeds in and for New Castle County, as a matter of public record.


Tax Parcel No.: 0600500026  
Name: 00 Fulton Rd.  
Deed Reference: 20050919 0095351  
Page 2

IN WITNESS THEREOF, intending to be legally bound hereby, the undersigned have hereunto set their respective hands and seals upon the dates so indicated below.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness


  
\_\_\_\_\_  
Joel E. Templin, Owner

  
\_\_\_\_\_  
Holly S. Templin, Owner

STATE OF DELAWARE PA )  
COUNTY OF NEW CASTLE Chester

Be it remembered that on this 31<sup>st</sup> day of July, A.D. 2006, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Joel E. Templin and Holly S. Templin party to this indenture, known to me personally to be such, and acknowledged this indenture to be his/her act and deed.

Given under my Hand and Seal of office, the day and year aforesaid.

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
KATHLEEN E. MAHON, Notary Public  
East Golden Top, Chester County  
My Commission Expires May 04, 2010

R-66 PAGE 392

BE IT KNOWN that for and in consideration of the payment by THE DIAMOND STATE TELEPHONE COMPANY and DELAWARE POWER & LIGHT COMPANY to the undersigned of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the said Companies, and each of them, their respective successors and assigns, are hereby granted by the undersigned the uninterrupted right, privilege and authority to place, renew, relocate, operate and maintain on and under ALL THAT CERTAIN tract, pieces, or parcels of land, situate in the Hundred of Brandywine, County of New Castle, and State of Delaware, bounded and described as follows, to wit:-

BEGINNING at a point in the line of lands of the Estate of Alfred Mousley, said point being North 65 degrees 33 minutes East eight and ninety-one hundredths feet from a stone marking the southerly side of a private road or right of way leading from Wilmington Road at or near the boundary line between the states of Pennsylvania and Delaware to lands of Francesco Rosaio and others, said stone marking a corner of lands of the said Francesco Rosaio and wife, a corner of lands of John A. Husband, a corner of lands recently conveyed by Elbia Talley to Fulton J. Owensby and wife, also a corner for lands of the said Estate of Alfred Mousley, said point of Beginning being in the center line of a right of way 15 feet reserved by Francesco Rosaio and wife, the Grantors, to lead by the said lands of Fulton J. Owensby and wife, and by the lands of Curtis L. Talley to other lands of the Grantors extending from said point of BEGINNING BY THE SAID LANDS OF THE Estate of Alfred Mousley, passing over a stake set to mark the Northerly side of the said reserved right of way, North 65 degrees 13 minutes East 135.59 feet to a stake in the aforesaid state boundary line; thence along the curve of the said state boundary line by other lands of Fulton Owensby a distance

of 1230.60 feet to an iron pipe, chord being South 70 degrees 50 minutes East 1230.60 feet said line passing over a state stone set to mark the said boundary line; thence by other lands of the Grantors passing over a stake set to mark the Northerly side of the aforesaid right of way, South 16 degrees 43 minutes West 549.40 feet to a point in the center line of the said right of way; thence along the center line of the right of way North 57 degrees 11 minutes West 1384.83 feet to the first mentioned point in the center line of the said right of way the place of BEGINNING. CONTAINING 9.613 acres of land be the same more or less.

BEGINNING at a stone on the southerly side of a private road or right of way leading from Wilmington Road at or near the state boundary line between the states of Pennsylvania and Delaware to lands of Francesco Rosalo and others, said stone marking a corner of the lands of Francesco Rosalo, a corner of lands of the Estate of Alfred Housley, also a corner for lands of John A. Husband, extending; thence by the said lands of Francesco Rosalo, South 60 degrees 00 minutes East 846.94 feet to a stone; thence by lands of Curtis Talley South 21 degrees 00 minutes West 208.00 feet to a stake; thence by other lands of Elbie Talley the grantor, North 31 degrees 56 minutes West 729.80 feet to a stake; thence by the aforesaid lands of John A. Husband, North 3 degrees 24 minutes East 573.67 feet to the first mentioned stone; marking the place of BEGINNING, CONTAINING 7.378 acres more or less as surveyed by James R. Fennell on Dec. 15, 1943. BE the contents thereof what they may, and on the buildings erected or to be erected thereon from time to time, and on, under and along the existing or subsequently established highways shutting the above described premises, such facilities as shall be necessary for the purpose of transmitting and distributing

NR-R-66 REC-394

adequate and continuous electric light, heat, power, gas and telephone service to the various residences, premises and other users in the vicinity; including the right of ingress and egress to inspect, renew, repair, add thereto and/or remove the aforesaid facilities, and the right to trim and keep trimmed, in a workmanlike manner, all trees in order to provide proper clearance for the safety of operation of the aforesaid facilities, as from time to time the said Companies shall deem requisite or proper for the purposes herein set forth,

EXECUTED this 26<sup>th</sup> day of Sept. A.D. 1960

Witness

Chas. Green by Edwin S. Conway

Witness

Chas. Green by Edwin S. Conway



REC-66 PAGE 395

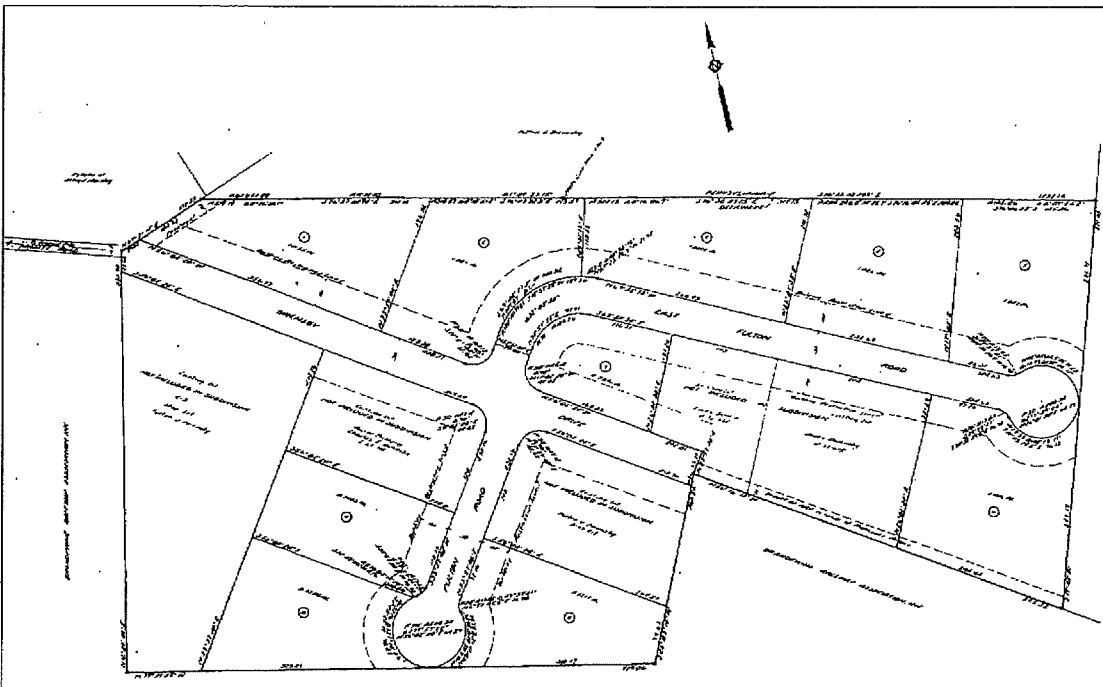
STATE OF DELAWARE )  
 ) SS  
COUNTY OF NEW CASTLE )

BE IT REMEMBERED that on this *6th* day of *September*,  
in the year of our Lord one thousand, nine hundred and sixty,  
personally came before me, *Richard W. Thomas* Notary Public for the  
State of Delaware, Milton J. Cooney and Evelyn D. Cooney,  
his wife, parties to this Indenture, known to me personally to  
be such, and they acknowledged this Indenture to be their deed.

GIVEN under my Hand and Seal of Office the day and  
year aforesaid.

*Richard W. Thomas*  
Notary Public

REC'D FOR RECORD *11/17* 1960 JOSEPH A. BRADSHAW, RECORDER



STATE OF MISSISSIPPI  
COUNTY OF HANTS  
PLAT 111

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.


Notary Public for the State of Mississippi

My commission expires \_\_\_\_\_

PLAT 111  
COUNTY OF HANTS  
STATE OF MISSISSIPPI

WITNESSED my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the State of Mississippi



**New Castle County, DE**  
**CHRISTOPHER A. COONS, COUNTY EXECUTIVE**

[County Departments](#)   [How Do I Find Information On...](#)   [Home](#)

Parcel #: \_\_\_\_\_ Deed Book/Page: \_\_\_\_\_

Street Number/Name: \_\_\_\_\_

Display 15 Results

**Parcel # 0600500026**

Unincorporated

**Property Address:** 00 FULTON RD  
WILMINGTON, DE 19803-

**Subdivision:** OWENSBY SUBD

**Owner:** TEMPLIN JOEL E & HOLLY S

**Owner Address:** 146 STATE LINE RD  
CHADDS FORD, PA 19317

[View Map](#)  
[Last 10](#)

<b>Lot #:</b> 3	<b>Property Class:</b> RESIDENTIAL
<b>Location:</b> WOODED LOT	
<b>Map Grid:</b> 11403800	<b>Lot Size:</b> 1
<b>Block:</b>	<b>Lot Depth:</b> 0
<b>Census Tract:</b> 112.02	<b>Lot Frontage:</b> 0
<b>Street Type:</b> PRIVATE	<b>Street Finish:</b>
<b>Gas:</b> YES	<b>Electric:</b> YES
<b>Water:</b> PUBLIC	
<b>Microfilm #:</b> 002710	

**District & Zoning Info**

Districts	Zoning
BRANDYWINE SCHOOL DIST-TRES	NC40 - UDC - SINGLE FAMILY - 40000 SF
DE SEN 04-CHARLES COPELAND	
NORTH OF C&D CANAL	
TRAFFIC ZONE T126 (YR2000)	
SEWER DISTRICT NORTHERN-ASMT	
FIRE/RESCUE - TALLEYVILLE	
COUNCIL 2 - ROBERT S WEINER	
PLANNING DISTRICT 1-ASMT	
DE REP 10-ROBERT J VALIHURA	

**Sales History**

Deed	Cur. Owner?	Multi?	Sale Date	Sale Amount
639 189	N	Y	11/1/1987	12000
783 233	N	Y	10/31/1988	10
802 60	N	Y	12/1/1988	10
828 159	N	Y	2/3/1989	55000
2707 109	N	N	8/26/1999	10
20050919 0095351	Y	N	8/24/2005	1

**Tax/Assessment Info**

Assessment	Exemption	Exp. Amount
Land: 15300		
Structure: 0		
Homesite: 0		
<b>Total:</b> 15300		

County Taxable: 15300 School Taxable: 15300

**Tax History as of 07-11-2006 08:30:40 P.M.**

Printable

Tax Year	County			School			
	Principal Due	Penalty Due	Last Paid Date	Amt Paid	Principal Due	Penalty Due	Last Paid Date
2001A	\$0.00	\$0.00	01/02/2003	\$0.00	\$0.00	\$0.00	01/02/2003
2002A	\$0.00	\$0.00	01/02/2003	\$0.00	\$0.00	\$0.00	01/02/2003
2005Q2	\$0.00	\$0.00	02/10/2006	-\$35.37	\$0.00	\$0.00	02/10/2006
	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	

County Balance Due: \$0.00

School Balance Due: \$0.00

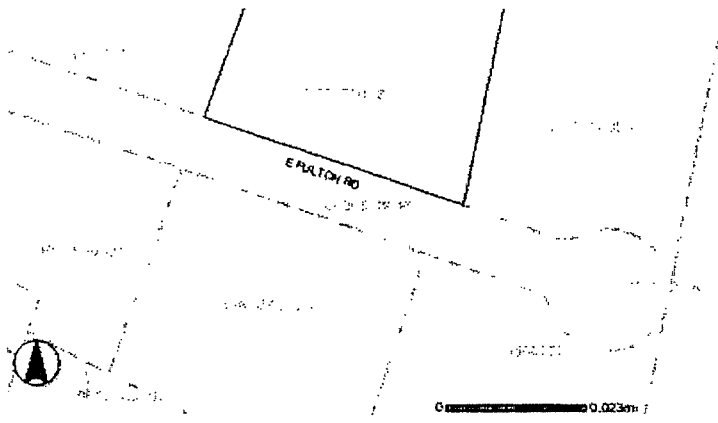
Overpayment: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty accrue on the first day of next month.

No Sewer Service

New Castle County web site Disclaimer applies to all eParcelView information.

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 You are visitor number





**DEDICATION AGREEMENT FOR FULTON ROAD** as set forth in Document No. 20060822-0080362.

**UTILITY AGREEMENT** as set forth in Deed Record R, Volume 66, Page 392.

**EASEMENTS AND CONDITIONS** as shown in Microfilm No. 2710.

**NOTICE:**

NO CERTIFICATION IS MADE AS TO TAXES AND SEWER CHARGES WITHOUT A COUNTY TAX CERTIFICATION BEING ORDERED.

NO CERTIFICATION IS MADE AS TO THE VALIDITY OF ASSIGNMENTS OF MORTGAGES.

Process for Dedication:



20060822-0080362

Pages: 7 F: \$84.00  
08/22/06 11:58:27 AM  
T20060062989

Michael E. Kozikowski  
New Castle Recorder MISC

JUL 17 2006

Obtain notarized signatures

File w/New Castle County  
Recorder of Deeds Office  
800 N. French St.  
Wilmington, DE 19801

Send sealed copy to Janet Kilpatrick  
House of Representatives  
820 N. French St. - 11<sup>th</sup> Floor  
Wilmington, DE 19801





20110816-0050841

Pages: 2 F: \$56.00

08/16/11 10:08:26 AM

T20110025700

Michael E. Kozikowski  
New Castle Recorder DEE

Tax Parcel No. 06-005.00-026

Prepared By and Return To:  
Gordon, Fournaris & Mammarella, P.A.  
1925 Lovering Avenue  
Wilmington, DE 19806  
File No. 11-377 (TM/leb)

THIS DEED is made this 21<sup>st</sup> day of July, 2011,

BETWEEN, ST. EDMONDS FEDERAL SAVINGS BANK, party of the first part,

AND

BAKER RESIDENTIAL OF PENNSYLVANIA, LLC, a Delaware  
limited liability company, party of the second part.

**WITNESSETH**, That the said party of the first part for and in consideration of the sum of Fifteen Thousand Three Hundred Dollars (\$15,300.00) lawful money of the United States of America, the receipt of which is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns, in fee,

ALL that certain lot, piece or parcel of land, situate in Brandywine Hundred, New Castle County, Delaware, being designated Lot 3, as shown on record resubdivision plan of Fulton J. Owensby, last revised on July 25, 1974, of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, on microfilm No. 2710, and being more particularly bounded and described as follows, to wit:

BEGINNING on the Northeasterly side of the East Fulton Road (at 50 feet wide) said point of beginning being a common corner of this Lot and Lot 2. Thence from said point of beginning and along Lot #2, North 15 degrees 31 minutes 15 seconds East 113.86 feet to a corner of lands now or formerly of Fulton W. Owensby; thence along said lands of Fulton W. Owensby and along the Delaware-Pennsylvania State boundary line, a curve to the right with a radius of 67,652.20 feet an arc distance of 317.13 feet (chord South 76 degrees 30 minutes 3.25 seconds East, 317.13 feet) to a corner for this Lot and Lot #4; thence continuing along said Lot #4 South 26 degrees 01 minutes 30 seconds West, 178.72 feet to the Northeasterly side of East Fulton Road; thence the two following courses and distances along the Northeasterly side of East Fulton Road, (1) North 63 degrees 58 minutes 30 seconds West, 266.93 feet; thence (2) by the arc of a circle curving to the left, a radius of 120 feet an arc distance of 22.0 feet (chord North 69 degrees 13 minutes 37.5 seconds West, 21.97 feet) to the point and place of Beginning. Be the contents thereof what they may.

BEING the same lands and premises which Trinidad Navarro, Sheriff of New Castle County, by deed dated March 25, 2011 and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Instrument No. 20110418-0020045 did grant and convey unto St. Edmonds Federal Savings Bank, in fee.

SUBJECT to all easements, restrictions, reservations, agreements and other covenants of record.

{GFM-00336550.DOC-}  
GFM-G0005522.WPD-

21

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal.

Sealed and Delivered in the presence of me the day and year aforesaid.

ST. EDMONDS FEDERAL SAVINGS BANK

By:

*Pamela M. Cyr*  
Pamela M. Cyr,  
President

STATE OF Pennsylvania )  
COUNTY of Philadelphia )

SS.

BE IT REMEMBERED, That on this day of JULY 28<sup>TH</sup>, 2011, personally came before me, the Subscriber, a Notarial Officer for the State and County aforesaid, Pamela M. Cyr, President of St. Edmonds Federal Savings Bank, party to this Indenture, known to me personally to be such and do acknowledged this Indenture to be their act and deed and the act and deed of said company.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

*Matthew Jude Dunn*  
Notary Public/DE Attorney at Law


Name Printed: Matthew Jude Dunn  
My Commission Expires: 12/31/2014

**Grantee's Address:**

One West Red Oak Lane  
White Plains, NY 10604

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Matthew Jude Dunn, Notary Public  
City of Philadelphia, Philadelphia County  
My commission expires December 31, 2014

Process for Dedication:

  
20060822-0080362  
Pages: 7 F: \$84.00  
05/22/06 11:56:27 AM  
T20060822989  
Michael E. Kozikowski  
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