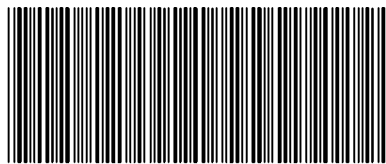




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6375 PG 02545 to 02550
INSTRUMENT # : 2024047045
RECORDED DATE: 09/05/2024 02:55:16 PM



6343146-0019U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 08/29/2024
Reference Info:

Transaction #: 6980890 - 1 Doc(s)
Document Page Count: 5
Operator Id: djohnson1

RETURN TO: (Simplifile)
Land Consultants LLC
126 E State St
Media, PA 19063-3431
(610) 891-6600

PAID BY:
LAND CONSULTANTS LLC

*** PROPERTY DATA:**

Parcel ID #: 58-00-01021-00-1
Address: 450 W BEIDLER RD

58-00-01018-00-4
W BEIDLER RD

Municipality: PA
Upper Merion Township
(100%)
School District: Upper Merion Area

PA
Upper Merion Township
(0%)
Upper Merion Area

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,010,000.00
TAXABLE AMOUNT: \$1,010,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Additional Parcels Fee	\$15.00
Affordable Housing Pages	\$2.00
Affordable Housing Parcels	\$0.50
State RTT	\$10,100.00
Upper Merion Township RTT	\$5,050.00
Upper Merion Area School District RTT	\$5,050.00

Total: \$20,306.25

DEED BK 6375 PG 02545 to 02550
Recorded Date: 09/05/2024 02:55:16 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Fee Simple Deed**Prepared By:**

Brandywine Abstract Company, LP
14 South Jackson Street
Media, PA 19063

Return To:

Brandywine Abstract Company, LP
14 South Jackson Street
Media, PA 19063

Parcel No(s): 58-00-01021-001 and
58-00-01018-004

State Tax: \$10,100.00

Local Tax: \$10,100.00

File No.: BAC-24519

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
58-00-01018-00-4 UPPER MERION TOWNSHIP
W BEIDLER RD

215 WINDSOR LLC

B 035A L U 114 2103 09/05/2024

\$15.00

JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
58-00-01021-00-1 UPPER MERION TOWNSHIP
450 W BEIDLER RD

215 WINDSOR LLC

B 035 L U 026 2108 09/05/2024

\$15.00

JG

(Space above this line for Recorder of Deed Use Only)

THIS DEED INDENTURE

Made this 09 day of August, 2024
Effective this September 4, 2024

Between

**215 Windsor LLC, a Pennsylvania Limited Liability Company, (hereinafter called
the Grantors)**

And

**Parkview Homes at Valley Forge LLC, a Pennsylvania Limited Company,
(hereinafter called the Grantee),**

Witnesseth That the said Grantors for and in consideration of the sum of One Million Ten Thousand And No/100 Dollars (\$1,010,000.00) lawful money of the United States of America, unto Grantors well and truly paid by the said Grantee and 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, as Sole Owners.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

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

To have and to hold the said premises above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee as forever,

And the said Grantors do hereby covenant to and with the said Grantee, that they, the said Grantors, their Personal Representatives, heirs and/or assigns, shall and will warrant and forever defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantee, its Personal Representatives, heirs and/or assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

IN WITNESS WHEREOF, the said Grantors has caused these presents to be duly executed dated the day and year first above written.

WITNESS:

215 Windsor LLC, a Pennsylvania Limited Liability Company

BY: Osman Aydemir

Osman Aydemir
Sole Member

STATE OF PENNSYLVANIA

COUNTY OF Delaware

On this, the 29 day of August, 2024, before me

Beth M Lelli the undersigned officer, personally appeared Osman Aydemir, who acknowledged himself/herself/themselves to be the Sole Member of 215 Windsor LLC, a Limited Liability Company, and that he/she/they as such Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Sole Member.

In witness whereof, I hereunto set my hand and official seal.

Beth M Lelli

Notary Public

Printed Name: Beth M Lelli

My Commission Expires: 01/09/2025

Commonwealth of Pennsylvania - Notary Seal
BETH M. LELI, Notary Public
Delaware County
My Commission Expires January 9, 2025
Commission Number 1201767

EXHIBIT "A"**PREMISES A**

ALL THAT CERTAIN tract or piece of land, situate in the Township of Upper Merion, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan prepared by Yerkes Engineering Company, dated 5/7/1969 as follows, to wit:

BEGINNING at a point on the title line in the bed of Beidler Road (33 feet wide), said point is at the distance of 615.81 feet measured Southwestwardly along same from a point marking its intersection with line of land now or formerly of T.R. and R.H. Miller; thence from said beginning point leaving Beidler Road by other land now or formerly of William J. O'Hara and Frank J. Osinski, of which title is a part the 2 following courses and distances: (1) North 04 degrees 04 minutes West, 193.79 feet to a point; and (2) South 85 degrees 56 minutes West 613.98 feet to a point in line of (erroneously omitted in prior deed) land now or formerly of Richard C. Piermatteo et ux; thence partly by said land and partly by land now or formerly of J. Warren Beidler, South 24 degrees 22 minutes East 206.62 feet to a point on the title line in the bed of Beidler Road aforementioned; thence along same North 85 degrees 56 minutes East 542.29 feet to the place of beginning.

BEING Tax ID / Parcel No. 58-00-01021-00-1

PREMISES B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Upper Merion, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of Beidler Knoll Subdivision made by Ken Purkey, Professional Engineer, Bechtelsville, Pennsylvania, dated 10/20/1982 and recorded in the Office of the Recorder of Deeds in Plan Book A-44, page 475 as follows, to wit:

BEGINNING at an interior point; thence extending from said point of beginning along lands now or late of Theodore R. Miller, South 85 degrees 56 minutes West, 149.94 feet to a point in line of lands now or late of Catherine Piermatteo; thence extending along same the 2 following courses and distances: (1) North 23 degrees 50 minutes 50 seconds West 45.34 feet to a point a corner; and (2) North 66 degrees 27 minutes East 175.54 feet to a point; thence extending South 03 degrees 57 minutes 00 seconds East 101.21 feet to the first mentioned point and place of beginning.

BEING Tax ID / Parcel No. 58-00-01018-00-4

BEING the same premises which Carolyn B. Price n/k/a Carolyn Fiore, Executrix of the Estate of Andrew D. Price a/k/a Andrew David Price, Jack Price, Timothy Price, Jill Dickson, Candace Price and Julie Price, by Deed dated August 2, 2016 and recorded August 9, 2016 in Montgomery County in Deed Book 6010 page 1821 granted and conveyed unto 215 Windsor Limited Liability Company, in fee.

AFTER RECORDING, PLEASE RETURN TO:
Brandywine Abstract Company, LP
14 South Jackson Street
Media, PA 19063
(610)891-6600
FILE NO.: BAC-24519

Grantors:
215 Windsor LLC, a Pennsylvania Limited Liability Company

TO

Grantee:
Parkview Homes at Valley Forge LLC,
a Pennsylvania Limited Liability Company

FOLIO/PARCEL:
58-00-01021-001 and 58-00-01018-004

PREMISES:
Celli & Associates, 125 Strafford Avenue, Ste 115
Wayne, PA 19087

I HEREBY CERTIFY THAT THE ADDRESS OF THE GRANTEE IS:

Certified by:

Beth M. Deled