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File No. CA 30556
(PH086240DC)

Parcel ID No. 30-2-17 ✓ (p/o)

This Indenture, made the 26th day of JANUARY, 2004,

Between

ROBERT A. SPATOLA, JR., KATHRYN KOZLOWSKI ALSO KNOWN AS KATHRYN KOZLOWSKI, NANNER L. FISHER, AND JEANNE MARIE KRANE, INDIVIDUALLY, AND JEANNE MARIE KRANE, TRUSTEE, ROBERT A. SPATOLA, TRUSTEE, AND HANNAH E. SPATOLA, TRUSTEE OF THE JEANNE MARIE KRANE IRREVOCABLE GRANTOR TRUST, DATED 9/27/2001

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

KATHRYN KOZLOWSKI

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

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** 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, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner,

SM
ALL THAT CERTAIN lot or piece of ground Situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Kathryn A. Kozlowski, et al made by Stapleton and Leisey dated 9/26/2002, and recorded as Plan No. 16728, as follows, to wit:

BEGINNING at a point on the title line in the bed of Highspire Road (T-439), a corner of remaining lands of Robert A. Spatola, Jr., Kathryn Kozlowski, Nanner L. Fisher and Jeanne Marie Krane; thence extending along same the two following courses and distances: (1) South 31 degrees 00 minutes 40 seconds West, 344.49 feet to a point; (2) North 58 degrees 59 minutes 20 seconds West, 300.00 feet to a point in line of Lot 1; thence extending along same North 31 degrees 00 minutes 40 seconds East, 281.15 feet to a point on the title line in the bed of Highspire Road (T-439), aforesaid; thence extending along same the two following courses and distances: (1) South 72 degrees 38 minutes 39 seconds East, 26.11 feet to a point; (2) South 66 degrees 56 minutes 03 seconds East, 277.30 feet to the point and place of beginning.

BEING Lot 2 on said Plan.

CONTAINING 2.228 acres of land, (Gross) or 2.079 acres (Net), more or less.

BEING PART OF THE SAME premises which Alexander Hay O'Neal, Jr., by his Attorney-in-Fact Mary Ann O'Neal and John B. O'Neal, Jr., Administrator of the Estate of John Bigelow O'Neal, deceased, by Deed dated 4/19/2000 and recorded 4/25/2000 in Chester County in Record Book 4743 Page 1173 conveyed unto Robert A. Spatola, Jr., Kathryn Koslowski, Nanner L. Fisher and Jeanne Marie Krane, as tenants in common with 1/4 undivided interest, in fee.

ALSO BEING PART OF THE SAME premises which Jeanne Marie Krane by Deed dated 10/31/2002 and recorded 11/26/2002 in Chester County in Record Book 5471 Page 396 conveyed unto Jeanne Marie Krane, Trustee, Robert A. Spatola, Trustee, and Hannah E. Spatola, Trustee of the Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001, in fee.

BEING PART OF UPI #30-2-17

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 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 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors, administrators, successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their heirs, 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, her heirs and assigns, against them, the said Grantors, and their heirs, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Foreber Defend.



KATHRYN KOZLOWSKI

03/18/2004 09:24A

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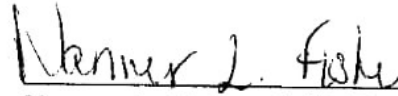
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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:



{SEAL}

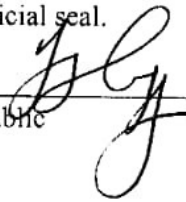
Nanner L. Fisher, Individually

Commonwealth of ~~Pennsylvania~~ ^{Colorado} :
County of ~~Chester~~ ^{Boulder} : ss

On this the 9th day of February, 2004, before me, a Notary Public, the undersigned Officer personally appeared **Nanner L. Fisher, Individually**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public



KATHRYN KOZLOWSKI

03/18/2004 09:24A

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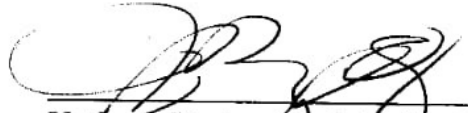
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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

 {SEAL}

Kathryn Koslowski, Individually

 {SEAL}

a/k/a Kathryn Koslowski, Individually

Commonwealth of Pennsylvania :

County of Chester :

ss

On this the **17th** day of **March**, 2004, before me, a Notary Public, the undersigned Officer personally appeared **Hannah E. Spatola, Individually, a/k/a Kathryn Koslowski, Individually** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public

Notarial Seal
Donna M. Sperone, Notary Public
Chadds Ford Twp., Delaware County
My Commission Expires June 7, 2004

Member, Pennsylvania Association of Notaries



KATHRYN KOZLOWSKI

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10390593

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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Lemmi J. Fark

Robert A. Spatola, Jr.

{SEAL}

Robert A. Spatola, Jr., Individually

Commonwealth of Pennsylvania :
County of Chester : ss

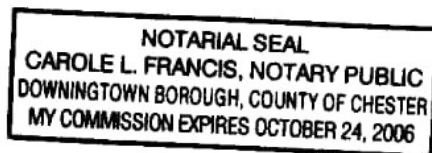
On this the 9th day of February, 2004, before me, a Notary Public, the undersigned Officer personally appeared **Robert A. Spatola, Jr., Individually**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Carole L. Francis

Notary Public

My commission expires 10/24/06



KATHRYN KOZLOWSKI

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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

JEANNE MARIE KRANE IRREVOCABLE
GRANTOR TRUST, DATED 9/27/2001

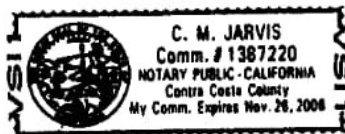
By: *Jeanne Marie Krane* {SEAL}
Jeanne Marie Krane, Trustee

Jeanne Marie Krane {SEAL}
Jeanne Marie Krane, Individually

Erika Kleon
STATE OF CALIFORNIA
~~Commonwealth of Pennsylvania~~
~~County of Chester~~ CONTRA COSTA COUNTY

AND NOW, this 9th day of February, 2004, before me, the undersigned officer personally appeared **Jeanne Marie Krane, Trustee, of the Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001**, who acknowledged herself to be the **Trustee of Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001**, a trust, and he/she, as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself/herself as **Trustee**.

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



C. M. Jarvis
Notary Public

My commission expires Nov. 26, 2006

STATE OF CALIFORNIA
~~Commonwealth of Pennsylvania~~
~~County of Chester~~ CONTRA COSTA COUNTY

On this the 9th day of February, 2004, before me, a Notary Public, the undersigned Officer personally appeared **Jeanne Marie Krane, Individually**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



C. M. Jarvis
Notary Public



KATHRYN KOZLOWSKI

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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

James P. Sheehan

JEANNE MARIE KRANE IRREVOCABLE
GRANTOR TRUST, DATED 9/27/2001

By: *[Signature]* ~~Trustee~~ **SEAL}**
Robert A. Spatola, Trustee

Commonwealth of Pennsylvania :
County of Chester : ss

AND NOW, this 26 day of January, 2004, before me, the undersigned officer personally appeared **Robert A. Spatola, Trustee of the Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001**, who acknowledged himself/herself to be the Trustees of Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001, a trust, and he/she, as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself/herself as Trustees.

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

Michelle Haley
Notary Public
My commission expires October 31, 2006

NOTARIAL SEAL
Michelle Haley, Notary Public
Uwchlan Twp., Chester County
My commission expires October 31, 2006



KATHRYN KOZLOWSKI

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In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names hereunto affixed Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Jeanne P. Sheehan

JEANNE MARIE KRANE IRREVOCABLE
GRANTOR TRUST, DATED 9/27/2001

By: *Hannah E. Spatola* {SEAL}
Hannah E. Spatola, Trustee

Commonwealth of Pennsylvania :
County of Chester : ss

AND NOW, this 26 day of January, 2004, before me, the undersigned officer personally appeared **Hannah E. Spatola, Trustee of the Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001**, who acknowledged himself/herself to be the **Trustees of Jeanne Marie Krane Irrevocable Grantor Trust, dated 9/27/2001**, a trust, and he/she, as such **Trustees** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself/herself as **Trustees**.

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

Michelle Haley
Notary Public
My commission expires October 31, 2006

NOTARIAL SEAL
Michelle Haley, Notary Public
Uwchlan Twp., Chester County
My commission expires October 31, 2006



KATHRYN KOZLOWSKI

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RETURN TO

The address of the above-named Grantee is:

140 HIGHSPIRE RD. PO BOX 387
Lyndell, PA 19354

[Signature]
On behalf of the Grantees

Record and return to:

Countywide Abstract Limited Partnership

104 South Church Street

West Chester, PA 19382-3202



KATHRYN KOZLOWSKI

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	6094
Page Number	386
Date Recorded	3-18-04

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name Kathryn Kozlowski Telephone Number: _____
Street Address 140 Highspire Rd City Lyndell Area Code (601) 942 7862
State Pa Zip Code 19354

B TRANSFER DATA

Grantor(s)/Lessor(s) Robert Aspatola, Jr et al Date of Acceptance of Document 3-17-04
Grantee(s)/Lessee(s) Kathryn Kozlowski
Street Address 144 Highspire Rd POB 335 Street Address 140 Highspire Rd
City Lyndell State PA Zip Code 19354 City Lyndell State PA Zip Code 19354

C PROPERTY LOCATION

Street Address 110 Highspire Rd City, Township, Borough Lyndell, East Brandenburg
County Chester School District Downingtown Tax Parcel Number 30-2-17

D VALUATION DATA

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>2,820</u>	5. Common Level Ratio Factor <u>x 1.35</u>	6. Fair Market Value <u>= 3807.00</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed _____ 1b. Percentage of Interest Conveyed _____

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☒ From Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____



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tax parcel is 56 acres of which 2.28 acres is included

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

3-18-04

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