

This Deed, made this Eighteenth — day of — May — 1959.

Between, WILLIAM J. AARON and LENA B. AARON, his wife —

(hereinafter called the "Grantor S"),

of the one part, and JOSEPH F. SPATOLA, JR. —

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

Witnesseth, That in consideration of SEVEN THOUSAND (\$7,000.00) —

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor S do — hereby grant and convey unto the said Grantee — his heirs — and assigns, —

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, Situate partly in the Township of Wallace and partly in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described as follows to wit:-

BEGINNING at a stone in a Public Road; thence by land formerly belonging to Samuel McClure, deceased, South Thirty-four degrees West, forty-three and two tenths perches to a post; and North Sixty-eight degrees West, fifty-eight and four-tenths perches to a stone in another Public Road and in line of land of David Moore Estate; thence along said road and by said land and lands of Margaret Waugh, North one-quarter of a degree West, forty-one and three-tenths perches to a stone in the middle of cross road; thence by other land of said Margaret Waugh, formerly of Estate of Samuel McClure, deceased, South Seventy-one degrees East, eighty-three and two-tenths perches to point and place of beginning.

CONTAINING Seventeen Acres and One hundred thirty-two perches of land more or less.

BEING PART OF THE SAME PREMISES which J. Ward Aaron and Leonore H., his wife, by Indenture bearing date the Sixth day of January A.D., 1954, and duly recorded in the Office for the Recording of Deeds, West Chester, in and for the County of Chester, in Deed Book Q-26, Volume 629, page 72, granted and conveyed unto William J. Aaron and Lena B., his wife, in fee,

UNDER AND SUBJECT to the following restrictions.

1. Completion date of any building must be within one year from date of breaking ground.
2. Each dwelling shall contain no less than twelve hundred (1,200) square feet of floor space on the first floor.
3. There shall be no trailer occupancy.
4. No more than one home allowed for each one acre.
5. The face or front of each building shall be set back at least sixty-five (65) feet from the center of the front highway. The minimum width of side yard on either side of each building, shall not be less than fifteen feet and the rear yard shall not be less than twenty-five (25) feet.

TA 124-005

DEED TRANSFER

REAL ESTATE TRANSFER TAX
PAID ON \$7,000.00

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And the said Grantor s do hereby covenant to and with the said Grantee that they the said Grantor s SHALL and WILL Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his Heirs and 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 him, her, them or any of them. IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

Robert C. Halson
Coretta G. Henderson

William J. Aaron
William J. Aaron
Lena B. Aaron
Lena B. Aaron

SEAL

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SEAL

State of Pennsylvania County of Delaware
On this 18th day of May 1959, before me the undersigned officer, personally appeared William J. Aaron and Lena B. Aaron, his wife, known to me (or satisfactorily proven) to be the person whose name s are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public, Upper Merion Twp., Del. Co.
My Commission Expires January 17, 1961

Rowland M. Hutchinson
Notary Public

TITLE ABSTRACT COMPANY OF PA.

NO. 65,929 10 16 AM '59

MAY 21 1959

RECORDED OF DEEDS

CHESTER CO. PA. 27358

Feed

WILLIAM J. AARON and LENA B. AARON

JOSEPH F. SPATOLA, JR.

TO

This address of the Grantee is

c/o Everett G. Henderson

16 Stuart Ave

Doungton, Pa

Rowland M. Hutchinson

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RECORDED in Deed Book C-31 page 335.
GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds

70-770