

Prepared by (return to):  
 Brian L. Nagle, Esquire  
 MacElree Harvey, Ltd.  
 17 West Miner Street  
 West Chester, PA 19382

UPI #30-2-12 ✓  
 TAX-EXEMPT TRANSACTION  
 CONFIRMATORY DEED



## DEED OF CONFIRMATION

THIS DEED, made the 5<sup>th</sup> day of July, 2011 between

JEANNE MARIE SPATOLA (f/k/a JEANNE MARIE KRANE), NANCY LYNN SPATOLA (n/k/a NANNER S. FISHER), KATHRYN ANN SPATOLA (n/k/a KATHRYN A. KOZLOWSKI) AND ROBERT ARTHUR SPATOLA (a/k/a ROBERT A. SPATOLA, JR.)

GRANTORS/PARTY OF THE FIRST PART,

-AND-

JEANNE MARIE SPATOLA, NANNER S. FISHER, KATHRYN A. KOZLOWSKI AND ROBERT A. SPATOLA, JR.

GRANTEES/PARTY OF THE SECOND PART.

**WITNESSETH**, that the Grantors, for and in consideration of the sum of (\$1.00) ONE DOLLAR, lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these presents grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, a one-fourth undivided interest as tenants in common:

**ALL THAT CERTAIN** tract or piece of land together with the improvement thereon erected, **SITUATE** in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the middle of a public road, a corner of land now or late of Norman Fertig; thence by said land and crossing an iron pin set at the side of the road Sixteen feet from said point, South sixty six degrees and fifteen minutes East, fifty eight and four-tenths perches to a planted stone; thence by land retained by the said Charles T. and Kathleen Carpenter, South twenty seven degrees and fifty minutes West, Fifty nine and six one-hundredths perches to an iron pin; thence by land of the same and land now or late of Baldwin Hughes, respectively, North eighty five degrees and fifty minutes West, Twenty nine and one-tenth perches to a planted stone; thence by land now or late of William D. Marshall (along in the

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This Document Recorded  
 08/23/2011 State RTT: 0.00  
 03:46PM Local RTT: 0.00

Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 11118549  
 Receipt #: 572729  
 Rec Fee: 105.00



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first mentioned road a part of the way) North two degrees and thirty five minutes East, Seventy three and eighty four one-hundredths perches to the place of beginning.

**EXCEPTING AND RESERVING** therefrom and thereout PART OF ALL THAT CERTAIN lot or piece of ground as conveyed by Warren H. Marshall and Helen F. Marshall, his wife, and J. Ward Aaron and Leonore H. Aaron, his wife to Robert T. Cropper and Lora M. Cropper, his wife, in deed dated September 28, 1964, and recorded October 5, 1964 in Deed Book A-36 page 297, as follows, to wit:

**ALL THAT CERTAIN** lot or piece of ground, SITUATE in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, and described according to a division of land of J. Ward Aaron and Warren H. Marshall, said plan made by Joseph M. Fenstermacher, Registered Surveyor dated August 23, 1964, as follows, to wit:

**BEGINNING** at an iron pin on the title line in the bed of Marshall Road (said title line being at the distance of Twenty feet Northwest of the Southeasterly side thereof) (T No. 410) a corner of land now or late of Warren H. Marshall; thence extending from said point of beginning along the title line through the bed of Marshall Road the three following courses and distances: (1) North thirty degrees, five minutes East, Fifty five feet to a point; (2) North twenty three degrees, forty two minutes East, One hundred feet to a point; (3) North eighteen degrees, thirty seven minutes East, One hundred thirty five and seventy two one-hundredths feet to an iron pin a corner of land now or late of J. Ward Aaron; thence extending along the last mentioned land the two following courses and distances: (1) South sixty six degrees, eighteen minutes East crossing the Southeasterly side of Marshall Road and crossing an iron pin Two hundred fifty feet to an iron pin (2) South twenty two degrees, fifty seven minutes West, Two hundred eighty four and ninety two one-hundredths feet to an iron pin; thence extending partly along the last mentioned land and partly along land now or late of Warren H. Marshall, aforesaid North sixty six degrees, eighteen minutes West crossing an iron pin and recrossing the Southeasterly side of Marshall Road Two hundred fifty feet to the first mentioned iron pin the point and place of beginning.

**BEING** Chester County UPI #30-2-12.

**BEING** the same premises which Manfred A. Espig and Clara E. Espig, his wife, by Deed dated January 3, 1984 and recorded January 19, 1984 in the Office of the Recorder of Deeds of Chester County, Pennsylvania at Deed Book U-62 Page 512, granted and conveyed, in equal, one-fourth undivided interests, as tenants in common, unto Jeanne Marie Spatola, Nancy Lynn Spatola, Kathryn Ann Spatola and Robert Arthur Spatola, in fee.

**AND BEING** the same premises which Jeanne Marie Krane (formerly known as Jeanne Marie Spatola), by Quitclaim Deed dated October 31, 2002 and recorded November 25, 2002 in the Office of the Recorder of Deeds of Chester County, Pennsylvania at Record Book 5471 Page 402, granted and conveyed her one-quarter undivided interest in the premises unto Jeanne Marie Krane, Robert A. Spatola and Hannah E. Spatola, Trustees of the Jeanne Marie Krane Irrevocable Grantor Trust, dated September 27, 2001, in fee.

**AND BEING** the same premises which Jeanne Marie Krane, Robert A. Spatola and Hannah E. Spatola, Trustees of the Jeanne Marie Krane Irrevocable Grantor Trust dated September 27, 2001, by Deed dated December 22, 2010 and recorded March 22, 2011 in the Office of the Recorder of Deeds of Chester County, Pennsylvania at Record Book 8146 Page

1463, granted and conveyed its one-quarter undivided interest in the premises unto Jeanne Marie Krane, in fee.

**AND** the said Jeanne Marie Krane is now known as Jeanne Marie Spatola.

**THIS** Deed of Confirmation is being recorded to confirm the ownership of the premises described above in equal, one-fourth undivided interests as tenants in common in the said Jeanne Marie Spatola, Nanner S. Fisher (formerly known as Nancy Lynn Spatola), Kathryn A. Kozlowski (formerly known as Kathryn Ann Spatola) and Robert A. Spatola, Jr. (also known as Robert Arthur Spatola).

**AND** as a Confirmatory Deed, this Deed is an excluded transaction under Section 91.193(b)(4) of the Pennsylvania Realty Transfer Tax Act and Regulations.

**UNDER AND SUBJECT TO** any and all rights, restrictions, easements, that appear of record.



**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 the said Grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot of land described the 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 hereby covenant, promise and agree, to and with the said Grantees that the said Grantors, 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 Grantors have hereunto set their hands and seals. Dated the day and year first above written.

  
 JEANNE MARIE KRANE, n/k/a JEANNE MARIE SPATOLA

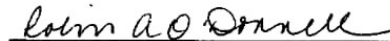
NANCY LYNN SPATOLA, n/k/a NANNER S. FISHER

KATHRYN ANN SPATOLA, n/k/a KATHRYN A. KOZLOWSKI

ROBERT ARTHUR SPATOLA, a/k/a ROBERT A. SPATOLA, JR.

I, the Undersigned, certify that the precise residence and complete post office address of the Grantees is:

PO Box 426, Lyndell, PA, 19354

  
 on behalf of Grantees



**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 the said Grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot of land described the 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 hereby covenant, promise and agree, to and with the said Grantees that the said Grantors, 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 Grantors have hereunto set their hands and seals. Dated the day and year first above written.

\_\_\_\_\_  
JEANNE MARIE KRANE, n/k/a JEANNE MARIE SPATOLA



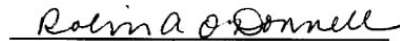
\_\_\_\_\_  
NANCY LYNN SPATOLA, n/k/a NANNER S. FISHER

\_\_\_\_\_  
KATHRYN ANN SPATOLA, n/k/a KATHRYN A. KOZLOWSKI

\_\_\_\_\_  
ROBERT ARTHUR SPATOLA, a/k/a ROBERT A. SPATOLA, JR.

I, the Undersigned, certify that the precise residence and complete post office address of the Grantees is:

PO Box 426, Lyndell, PA, 19354

  
on behalf of Grantees



**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 the said Grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot of land described the 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 hereby covenant, promise and agree, to and with the said Grantees that the said Grantors, 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 Grantors have hereunto set their hands and seals. Dated the day and year first above written.

\_\_\_\_\_  
JEANNE MARIE KRANE, n/k/a JEANNE MARIE SPATOLA

\_\_\_\_\_  
NANCY LYNN SPATOLA, n/k/a NANNER S. FISHER

\_\_\_\_\_  
KATHRYN ANN SPATOLA, n/k/a KATHRYN A. KOZLOWSKI

\_\_\_\_\_  
ROBERT ARTHUR SPATOLA, a/k/a ROBERT A. SPATOLA, JR.

I, the Undersigned, certify that the precise residence and complete post office address of the Grantees is:

PO Box 426, Lyndell, PA, 19354

Robert A. O'Donnell  
on behalf of Grantees



**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 the said Grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot of land described the 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 hereby covenant, promise and agree, to and with the said Grantees that the said Grantors, 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 Grantors have hereunto set their hands and seals. Dated the day and year first above written.

\_\_\_\_\_  
JEANNE MARIE KRANE, n/k/a JEANNE MARIE SPATOLA

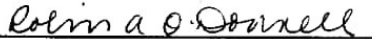
\_\_\_\_\_  
NANCY LYNN SPATOLA, n/k/a NANNER S. FISHER

\_\_\_\_\_  
KATHRYN ANN SPATOLA, n/k/a KATHRYN A. KOZLOWSKI

  
\_\_\_\_\_  
ROBERT ARTHUR SPATOLA, a/k/a ROBERT A. SPATOLA, JR.

I, the Undersigned, certify that the precise residence and complete post office address of the Grantees is:

PO Box 426, Lyndell, PA, 19354

  
on behalf of Grantees



## California All-Purpose Acknowledgment

State of California

County of Contra Costa

On July 13, 2011, 2011, before me, Susan A. Vanguelpen,  
 Notary Public, personally appeared **JEANNE MARIE KRANE**, now known as **JEANNE  
 MARIE SPATOLA**, who proved to me on the basis of satisfactory evidence to be the  
 person whose name is subscribed to the within instrument and acknowledged to me that  
 she executed the same in her authorized capacity, and that by her signature on the  
 instrument the person, or the entity on behalf of which the person acted, executed the  
 instrument.

I certify under PENALTY OR PERJURY under the laws of the State of California that the  
 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan A. Vanguelpen  
 Signature of Notary Public



Notary Seal

## Optional Information

**Description of Attached Document:**

Title or Type of Document: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Other information: \_\_\_\_\_



STATE OF COLORADO

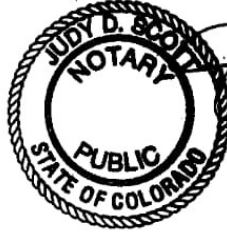
:  
SSCOUNTY OF *BOULDER*

:

On this, the 5<sup>th</sup> day of July, 2011, before me, the undersigned officer, personally appeared **NANCY LYNN SPATOLA**, now known as **NANNER L. FISHER**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the within instrument for the purposes therein contained.

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

MY COMMISSION EXPIRES:

*2-11-2012**Judy D. Scott*  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Montgomery* SS

On this, the *13<sup>th</sup>* day of *July*, 2011, before me, the undersigned officer, personally appeared **KATHRYN ANN SPATOLA**, now known as **KATHRYN A. KOZLOWSKI**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the within instrument for the purposes therein contained.

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

MY COMMISSION EXPIRES: *2-25-2014*

*Suzanne J. DeLutis*  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Suzanne J. DeLutis, Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires Feb. 25, 2014

Member, Pennsylvania Association of Notaries

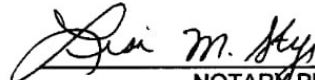


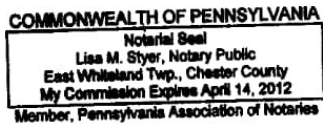
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Chester* SS

On this, the 7<sup>th</sup> day of July, 2011, before me, the undersigned officer, personally appeared **ROBERT ARTHUR SPATOLA**, also known as **ROBERT A. SPATOLA, JR.**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the within instrument for the purposes therein contained.

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

MY COMMISSION EXPIRES:

  
NOTARY PUBLIC





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

|                |         |
|----------------|---------|
| State Tax Paid | 0.00    |
| Book Number    | 8233    |
| Page Number    | 1380    |
| Date Recorded  | 8/23/11 |

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: |       |          |
| Brian L. Nagle, Esquire | (610) 436-0100    |       |          |
| Mailing Address         | City              | State | ZIP Code |
| 17 West Miner Street    | West Chester      | PA    | 19382    |

**B. TRANSFER DATA**

|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Grantor(s)/Lessor(s)                          | Grantee(s)/Lessee(s)                          |
| Jeanne Marie Krane, Nancy Lynn Spatola, et al | Jeanne Marie Spatola, Nanner S. Fisher, et al |
| Mailing Address                               | Mailing Address                               |
| PO Box 426                                    | PO Box 426                                    |
| City                                          | City                                          |
| Lyndell                                       | Lyndell                                       |
| State                                         | State                                         |
| PA                                            | PA                                            |
| ZIP Code                                      | ZIP Code                                      |
| 19354                                         | 19354                                         |

**C. Date of Acceptance of Document**

07/05/11

**D. REAL ESTATE LOCATION**

|                             |                 |                          |
|-----------------------------|-----------------|--------------------------|
| Street Address              |                 | City, Township, Borough  |
| 15.8 acres ES Marshall Road |                 | East Brandywine Township |
| County                      | School District | Tax Parcel Number        |
| Chester                     | Downingtown     | 30-2-12                  |

**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   |
| 6,840.00                     | X 1.79                       | = 12,243.60            |

**F. EXEMPTION DATA**

|                                 |                                                     |                                               |
|---------------------------------|-----------------------------------------------------|-----------------------------------------------|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| 100.00                          | 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     |
|                                                 | 08/18/11 |

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



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