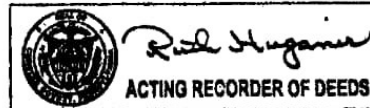


Prepared by (return to):
 Brian L. Nagle, Esquire
 MacElree Harvey, Ltd.
 17 West Miner Street
 West Chester, PA 19382

RECEIVED TO



UPI #30-2-17 ✓
 TAX-EXEMPT TRANSACTION
 CONFIRMATORY DEED

DEED OF CONFIRMATION

THIS DEED, made the 5th day of July, 2011 between

ROBERT A. SPATOLA, JR., KATHRYN KOSLOWSKI (also known as KATHRYN A. KOZLOWSKI), NANNER L. FISHER (n/k/a NANNER S. FISHER) AND JEANNE MARIE KRANE (n/k/a JEANNE MARIE SPATOLA)

GRANTORS/PARTY OF THE FIRST PART,

-AND-

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

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 situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at stone at the northerly side of a public road, leading from Brandywine Church to Lyndell; thence by land of Dr. O'Neal, South 51 1/4 degrees west 55 perches to a post; thence by the same South 49 and 3/4 degrees east 10.4 perches; thence by the same and land of Glen S. Wagner, South 32 1/4 degrees West 39 perches; thence by land of said Wagner South 9 1/4 degrees West 18.92 perches to a chestnut tree; thence by the same South 32 1/4 degrees East 8.44 perches to the east side of the bridge crossing Culbertson's Run on the road leading from Lyndell to Marshall Creamery; thence along said road, by land now or late of T.D. Jefferis the 3 following courses and distances: South 14 degrees West 17.08 perches; South 37 degrees 52 minutes West 17 perches; and South 60 degrees 45 minutes West 3.6 perches to a corner of land now or late of Annie D. Holden; thence still along said road, by land now or late of



Annie D. Holden, North 55 1/4 degrees West 12.7 perches, North 68 and 3/4 degrees West 16.3 perches, North 71 degrees West 2.4 perches to a stone a corner of land of William D. Marshall; thence leaving said road, by land of said Marshall, North 03 degrees West 9.1 perches to a chestnut stump; thence North 59 1/2 degrees West 28.1 perches to a limestone in line of said Marshall; thence North 1/2 degree East 37.48 perches; thence by land of Ward Aaron South 89 1/4 degrees East 11.1 perches to an iron pin; thence by the same North 25 degrees 35 minutes East 59.06 perches to a stone; thence by land formerly of Margaret Waugh North 39 and 3/4 degrees West 43.2 perches to a point in the first mentioned public road; thence by land of Dr. Martin Bruner, South 69 1/2 degrees East 15.15 perches to a point in said road and South 63 1/2 degrees East 40 perches to a point in said road and South 57 and 3/4 degrees East 16 perches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Subdivision of land belonging to Alexander Hay O'Neal and John Bigelow O'Neal made by Roland A. Dunlap, Registered Surveyor, Brandamore, PA, dated 8/12/83 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Highspire Road (no width set out), which spike being located 1,372.80 feet in a southeasterly direction along the title line in the bed of Highspire Road from a bolt marking the intersection of the title line in the bed of Highspire Road with the center line of Marshall Road (no width set out); thence from the point of beginning, along the title line in the bed of Highspire Road South 69 degrees 48 minutes 49 seconds East 185.24 feet to a point located 77.49 feet in a northwesterly direction from a spike found in the title line in the bed of Highspire Road, a corner of remaining lands now or late of Alexander and John O'Neal; thence along the same the 2 following courses and distances: (1) South 33 degrees 50 minutes 33 seconds West 766.23 feet; (2) North 64 degrees 25 minutes 00 seconds West 176.53 feet to a point in line of lands now or late of Manfred Espig, which point also being located North 25 degrees 35 minutes 00 seconds East 932.37 feet from an existing iron pin; thence along lands now or late of Espig North 25 degrees 35 minutes 00 seconds East 36.91 feet to an existing stone, a corner of lands now or late of Robert Spatola; thence along the same North 33 degrees 50 minutes 33 seconds East 711.33 feet to a spike in the title line in the bed of Highspire Road, the point and place of beginning.

BEING Chester County UPI #30-2-17.

BEING 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, Sr., by Indenture dated April 19, 2000 and recorded April 25, 2000 in the Office of the Recorder of Deeds of Chester County, Pennsylvania at Record Book 4743 Page 1173, granted and conveyed, in equal, one-fourth undivided interests, as tenants in common, unto Robert A. Spatola, Jr., Kathryn Koslowski, Nanner L. Fisher and Jeanne Marie Krane, 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 396, 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 July 13, 2011 and recorded August 18, 2011 in the Office of the Recorder of Deeds of Chester County, Pennsylvania at Record Book 8230 Page 2321, granted and conveyed its one-quarter undivided interest in the premises unto Jeanne Marie Spatola, formerly known as Jeanne Marie Krane, in fee.

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 Robert A. Spatola, Jr., Kathryn A. Kozlowski (erroneously set forth in prior deed as Kathryn Koslowski), Nanner S. Fisher (formerly known as Nanner L. Fisher) and Jeanne Marie Spatola (formerly known as Jeanne Marie Krane).

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.

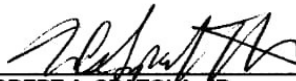


TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, 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.



 ROBERT A. SPATOLA, JR.

 KATHRYN KOSLOWSKI, n/k/a KATHRYN A. KOZLOWSKI

 NANNER L. FISHER, n/k/a NANNER S. FISHER

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

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.

ROBERT A. SPATOLA, JR.

KATHRYN KOSLOWSKI, n/k/a KATHRYN A. KOZLOWSKI

NANNER L. FISHER, n/k/a NANNER S. FISHER

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

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.

ROBERT A. SPATOLA, JR.

KATHRYN KOSLOWSKI, n/k/a KATHRYN A. KOZLOWSKI

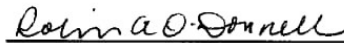


NANNER L. FISHER, n/k/a NANNER S. FISHER

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

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.

ROBERT A. SPATOLA, JR.

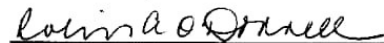
KATHRYN KOSLOWSKI, n/k/a KATHRYN A. KOZLOWSKI

NANNER L. FISHER, n/k/a NANNER S. FISHER


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

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

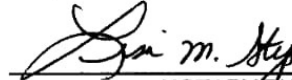


COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *Chester* SS

On this, the 7th day of July, 2011, before me, the undersigned officer, personally appeared **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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lisa M. Styer, Notary Public
East Whiteland Twp., Chester County
My Commission Expires April 14, 2012
Member, Pennsylvania Association of Notaries



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *Montgomery* :
SS :

On this, the 2ND day of AUGUST, 2011, before me, the undersigned officer, personally appeared **KATHRYN A. KOZLOWSKI**, erroneously set forth in prior deed as **KATHRYN KOSLOWSKI**, 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



STATE OF COLORADO

:
SS

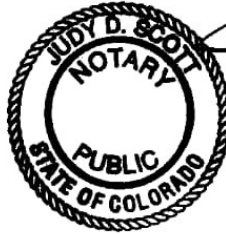
COUNTY OF BOULDER

:

On this, the 5th day of July, 2011, before me, the undersigned officer, personally appeared **NANNER L. FISHER**, now known as **NANNER S. 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



California All-Purpose Acknowledgment

State of California

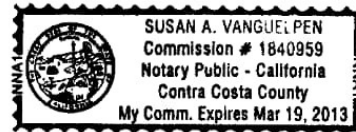
County of Contra Costa

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: _____





REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0.00
Book Number	8233
Page Number	1392
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)
Robert A. Spatola, Jr., Kathryn Koslowski et al	Robert A. Spatola, Jr., Kathryn A. Kozlowski, 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
SS of Highspire Road		East Brandywine Township
County	School District	Tax Parcel Number
Chester	Downingtown	30-2-17

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
2,730.00	X 1.79	= 4,886.70

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.



MACELREE HARVEY LTD

09/23/2011 03:48P

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B-8233 P-1392