

This Deed, made this 25th day of October

1983

Between, ALEXANDER HAY O'NEAL, JR. & JOHN BIGELOW O'NEAL

(hereinafter called the "Grantors").

of the one part, and

ROBERT A. SPATOLA & HANNAH E. SPATOLA (HUSBAND & WIFE)

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

Witnesseth, That in consideration of Thirty Five Thousand

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees and their heirs Dollars, and assigns, as tenants by the entireties

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of East Brandywine, 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, Brandywine, Pennsylvania, dated 8/12/1983 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 One thousand three hundred seventy two and eighty one-hundredths 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 sixty nine degrees, forty eight minutes, forty nine seconds East, One hundred eighty five and twenty four one-hundredths feet to a point located Seventy seven and forty nine one-hundredths 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 two following courses and distances: (1) South thirty three degrees, fifty minutes, thirty three seconds West, Seven hundred sixty six and twenty three one-hundredths feet; (2) North sixty four degrees, twenty five minutes, zero seconds West, One hundred seventy six and fifty three one-hundredths feet to a point in line of lands now or late of Manfred Espig, which point also being located North twenty five degrees, thirty five minutes, zero seconds East, Nine hundred thirty two and thirty seven one-hundredths feet from an existing iron pin; thence along lands now or late of Espig North twenty five degrees, thirty five minutes, zero seconds East, Thirty six and ninety one one-hundredths feet to an existing stone, a corner of lands now or late of Robert Spatola; thence along the same North thirty three degrees, fifty minutes, thirty three seconds East, Seven hundred eleven and thirty three one-hundredths feet to a spike in the title line in the bed of Highspire Road, the point and place of beginning. BEING Lot No. 1 as shown on the above plan.

CONTAINING 3.128 ACRES, more or less
BEING PART OF the same premises which Alexander H. O'Neal and Mary Bigelow O'Neal, his wife, by Indenture bearing date the 14th day of December AD, 1959 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on 15th day of December AD, 1959 in Deed Book No. S-31 page 509 etc., granted and conveyed unto Alexander Hay O'Neal, Jr. and John Bigelow O'Neal, as tenants in common, in fee.

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ 350.00

ELVA M. McQUEEN

COLL

N 62 172

State of Pennsylvania County of Chester

On this 17th day of November AD, 1983, before me, the undersigned officer, personally appeared ALEXANDER HAY O'NEAL, 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 same for the purposes therein contained.

[Signature]
Notary Public
JENNARD G. FOSTER, JR.
WEST CHESTER, PENNSYLVANIA
MY COMMISSION EXPIRES MAR. 29, 1985
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
SEAL
PAID
TRANSFER
TAX
350.00
FEB 11 1984

And the said Grantors do hereby covenant to and with the said Grantee that they, the said Grantors for themselves, their heirs and assigns, SHALL and WILL, by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, their 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, them or any of them.
IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.
SEALED AND DELIVERED In the Presence of:

[Signature]
[Signature]
[Signature]
ALEXANDER HAY O'NEAL, JR.
ALEXANDER HAY O'NEAL, JR.
JOHN BIGELOW O'NEAL
JOHN BIGELOW O'NEAL
SEAL
SEAL
SEAL
SEAL

State of Pennsylvania County of Chester
On this 25th day of October
undersigned officer, personally appeared John Bigelow O'Neal
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]
JENNARD G. FOSTER, JR., Notary Public
WEST CHESTER, PENNSYLVANIA
MY COMMISSION EXPIRES MAR. 29, 1985
Member, Pennsylvania Association of Notaries

The Title Insurance Corporation of Pennsylvania

4713404 066165

Beed

Alexander Hay O'Neal Jr.
John Bigelow O'Neal

to

Robert A. Spatola &
Hannah F. Spatola
(Husband & Wife)

The address of the Grantee is
Robert A. Spatola
Spatola Wine
Route 322
Downingtown, Pa. 19335

N 62 173

RECORDED in Deed Book 173, page 173
GIVEN under my hand and the seal of the said office, the date above written.
[Signature]
JENNARD G. FOSTER, JR.
Notary Public