

Prepared by and return to:

Gregory J. Davis, Esquire  
Saul Ewing LLP  
1200 Liberty Ridge Drive, Suite 200  
Wayne, PA 19087

UPI No. 41-3-6 ✓  
~~73457M~~  
MANITO ABSTRACT COMPANY, INC



RETURN TO

**QUITCLAIM DEED IN LIEU OF CONDEMNATION**

THIS INDENTURE is made the 20<sup>th</sup> day of July in the year Two Thousand Six (2006) between **THE CHURCH FARM SCHOOL**, a Pennsylvania non-profit corporation (hereinafter called the Grantor), of the one part, and **WEST WHITELAND TOWNSHIP**, a second class township (hereinafter called the Grantee), of the other part.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim, unto the Grantee, its respective successors and assigns,

**ALL THAT CERTAIN** lot or parcel of land situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, 2.04 acres known as 800 East Swedesford Road, Tax Parcel No. 41-3-6E, bounded and described as set forth in the legal description attached to this Deed as **Exhibit "A"** and incorporated by reference.

**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 it, the Grantor, 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 above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its respective successors and assigns, to and for the only proper use and behoof of the Grantee, its respective successors and assigns forever.

This Document Recorded  
09/01/2006 State RTT: 0.00  
10:29AM Local RTT: 0.00  
Doc Code: QCD Chester County, Recorder of Deeds Office

Doc Id: 10682903  
Receipt #: 305455  
Rec Fee: 62.50



10682903  
Page 1 of 8  
B-6943 P-111

8/2  
QCD

M/S

PRO

**THIS IS A DEED IN LIEU OF CONDEMNATION.** The above-described property is being acquired by Grantee in lieu of condemnation pursuant and in accordance with a resolution adopted by Grantee on May 23, 2006. A certified copy of the resolution is attached hereto. The property being conveyed herein by Grantor to Grantee is the same premises described in the said resolution.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal. Dated the day and year first above written.

**THE CHURCH FARM SCHOOL, a  
Pennsylvania non-profit corporation**

By:   
Charles W. Shreiner, III, Headmaster



MANITO ABSTRACT

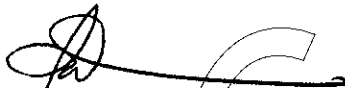
09/01/2006 10:29A

10682903  
Page 2 of 8  
B-6943 P-111

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

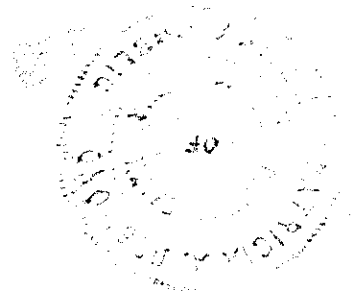
On this 20<sup>th</sup> day of July, 2006, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Charles W. Shreiner, III, who acknowledged himself to be the Headmaster of **THE CHURCH FARM SCHOOL**, a Pennsylvania non-profit corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public [SEAL]

My Commission Expires:

Notarial Seal  
Patricia A. Desmond, Notary Public  
Tredyffrin Twp., Chester County  
My Commission Expires Aug. 24, 2006  
Member, Pennsylvania Association Of Notaries



Unofficial



10682903  
Page 3 of 6  
B-6943 P-111

**Exhibit A**  
**Legal Description**

**ALL THAT CERTAIN** tract or parcel of land and premises in West Whiteland Township, Chester County, Commonwealth of Pennsylvania and being shown on sheets 1 and 3 of 3 of a plan entitled "Plan of Condemnation", prepared by Pennoni Associates, Inc. dated 12/7/94, last revised 5/2/95, and being more particularly described as follows:

**BEGINNING** at a point in the centerline of Swedesford Road (T-411) 33 feet wide, said point being the following ten (10) courses and distances from the easterly centerline intersection of Ship Road (SR1001) 33 feet wide and Swedesford Road;

- (a) Along the centerline of Swedesford Road and along a curve to the left having a radius of 150.00 feet, an arc distance of 9.16 feet to a point of reverse curve;
- (b) Along the same and along a curve to the right having a radius of 1,880.00 feet, an arc distance of 143.96 feet to a point of compound curve;
- (c) Along the same and along a curve to the right having a radius of 16,000.00 feet, an arc distance of 1,269.15 feet to a point of reverse curve;
- (d) Along the same and along a curve to the left having a radius of 3,300.00 feet, an arc length of 320.00 feet to a point of tangency;
- (e) Along the same, North 64 degrees 54 minutes 49 seconds East a distance of 645.75 feet to a point of tangency;
- (f) Along the same and along a curve to the right having a radius of 4,000.00 feet, an arc distance of 311.51 feet to a point of tangency;
- (g) Along the same North 69 degrees 22 minutes 32 seconds East, a distance of 128.85 feet to a point of curvature;
- (h) Along the same and along a curve to the right having a radius of 800.00 feet, an arc distance of 175.43 feet to a point of compound curve;
- (i) Along the same and along a curve to the right having a radius of 1,250.00 feet, an arc distance of 259.51 feet to a point of tangency;
- (j) Along the same South 86 degrees 09 minutes 54 seconds East, a distance of 126.55 feet to the point of **BEGINNING**.

**THENCE** 1. Along the centerline of Swedesford Road, South 86 degrees 9 minutes 54 seconds East, a distance of 389.58 feet to a point;

- THENCE 2. Leaving the centerline of Swedesford Road and along lands now or formerly Church Farm School, South 00 degrees 00 minutes 00 seconds West, a distance of 283.24 feet to a point;
- THENCE 3. Along the same, North 90 degrees 00 minutes 00 seconds West, a distance of 194.45 feet to a point;
- THENCE 4. Along the same, North 33 degrees 12 minutes 53 seconds West, a distance of 168.64 feet to a point;
- THENCE 5. Along the same, North 54 degrees 46 minutes 43 seconds West, a distance of 71.75 feet to a point;
- THENCE 6. Along the same, North 32 degrees 22 minutes 47 seconds West, a distance of 35.34 feet to a point;
- THENCE 7. Along the same North 14 degrees 05 minutes 25 seconds West, a distance of 100.00 feet to the point of **BEGINNING**.

**Containing 2.04495 acres, more or less.**



**QUITCLAIM DEED IN LIEU OF CONDEMNATION**

**THE CHURCH FARM SCHOOL,**  
a Pennsylvania non-profit corporation,

Grantor

to

**WEST WHITELAND TOWNSHIP,**  
a second class township,

Grantee

Premises: 800 East Swedesford Road  
West Whiteland Township  
Chester County, Pennsylvania

The address of the within-named Grantee is:

222 N. Pottstown Pike, Exton, PA 19342

By: [Signature], Grantee



WEST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST WHITELAND, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZING ACQUISITION BY MEANS OF EMINENT DOMAIN OF 2.04 ACRES OF LAND KNOWN AS 800 EAST SWEDESFORD ROAD, EXTON, PENNSYLVANIA AND IDENTIFIED AS UPI NO. 41-03-0006E.

WHEREAS, West Whiteland Township (the "Township") and The Church Farm School (hereinafter "CFS") are parties to that certain Settlement Agreement dated June 24, 2003 (the "Settlement Agreement"); and

WHEREAS, CFS owns certain real property, improved with a single family residence situate on 2.04 acres and known as 800 East Swedesford Road, Exton, Pennsylvania, identified as Uniform Parcel Identification (UPI) No. 41-03-0006E (the "Property"); and

WHEREAS, Section 3 of the Settlement Agreement contemplates acquisition of the Property by the Township by means of eminent domain.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Township Solicitor is authorized to proceed by means of the filing of a Declaration of Taking and necessary ancillary documents to acquire pursuant to the power of eminent domain and for the public purpose of owning and maintaining as public lands the approximate 2.04 acres of land and single family residence known as 800 East Swedesford Road, Exton, Pennsylvania, identified as UPI No. 41-03-0006E, as more specifically described at Exhibit A attached hereto and incorporated by reference as if set forth fully herein.

2. This Resolution shall be effective immediately.

RESOLVED AND DULY ADOPTED this 23 day of May, 2006.

ATTEST:

Christine Muller  
Secretary

BOARD OF SUPERVISORS  
WEST WHITELAND TOWNSHIP

Diane S. Snyder  
Diane S. Snyder, Chairman

OR

Keith Choper, Vice Chairman

OR

William Herbert, Member



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid	0.00
Book Number	6943
Page Number	111
Date Recorded	9/11/06

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 Vincent M. Pompo, Esquire Lamb McErlane PC		Telephone Number: (610) 430-8000		
Street Address 24 East Market Street, P.O. Box 565		City West Chester	State PA	Zip Code 19381-0565

#### B. TRANSFER DATA

#### Date of Acceptance of Document

Grantor(s)/Lessor(s) The Church Farm School			Grantee(s)/Lessee(s) West Whiteland Township		
Street Address 358 Eagle Farms Road			Street Address 222 North Pottstown Pike		
City Exton	State PA	Zip Code 19341	City Exton	State PA	Zip Code 19341-0210

#### C. PROPERTY LOCATION

Street Address Lincoln Highway Right-of Way		City, Township, Borough West Whiteland	
County Chester	School District West Chester Area	Tax Parcel Number 41-3-6E	

#### D. VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value Exempt	5. Common Level Ratio Factor x 1.85	6. Fair Market Value = \$1.00

#### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

#### 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- Transfer to Industrial Development Agency.
- 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.) \_\_\_\_\_

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 <i>V. M. Pompo</i>	Date 9-29-06
---	-----------------

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