

3



Prepared by and Return to:

Manito Abstract Company, Inc.
100 West Market Street
West Chester, PA 19382
File No. 79203-MB
Parcel ID: UPI #41-5-130 ✓

ll

This Indenture, made the 29th day of December, 2021,

Between

Barbara McIlvaine Smith, Executrix of the Estate of William R. McIlvaine, deceased and Barbara McIlvaine Smith, Executrix of the Estate of Louise M. McIlvaine, deceased

(hereinafter called the Grantors), of the one part, and

105 Whitford Road, LLC, a Pennsylvania limited liability company

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

Witnesseth, that the said Grantors for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$650,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns

ALL THAT CERTAIN lots or pieces of ground with buildings and improvements thereon erected Situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan made for William R. McIlvaine, Sr. by Yerkes Associates, Inc. of West Chester, PA, dated October 10, 1994, last revised November 19, 1997 and recorded as Chester County Plan #14202, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway (SR 0030) said point being a corner of lands now or late of Daniel M. Tabas; thence from said beginning point along said Lincoln Highway North 83 degrees 20 minutes 00 seconds East, 303.45 feet to a point a corner of other lands now or late of Daniel Tabas; thence along the same and leaving the bed of Lincoln Highway South 29 degrees 20 minutes 00 seconds East, 701.18 feet to a point a corner of lands now or late of Chester County Industrial Development Authority; thence along the same the two following courses and distances (1) South 60 degrees 40 minutes 00 seconds West, 477.91 feet to a point (2) South 45 degrees 32 minutes 30 seconds West, 103.58 feet to a point on the title line in the bed of Whitford Road (LR 15094); thence along the same North 29 degrees 20 minutes 00 seconds West, 642.04 feet to a point a corner of the first mentioned lands of Daniel M. Tabas; thence along the same the two following courses and distances (1) North 60 degrees 02 minutes 40



seconds East, 274.29 feet to a point and (2) North 22 degrees 36 minutes 10 seconds West, 201.52 feet to the first mentioned point and place of beginning.

BEING Lots #1 and #2 as shown on the above mentioned Plan.

BEING Chester County UPI #41-5-130

BEING part of the same premises which Sarah R. Thomas, et al, by Deed dated May 25, 1957 and recorded May 25, 1957 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Deed Book G-29 page 502, granted and conveyed unto William R. McIlvaine, in fee.

AND THE SAID William R. McIlvaine departed this life on April 15, 1994, Testate, leaving a Will which has been filed in Chester County as Estate #1519-0686, wherein he granted the rest, residue and remainder of his Estate unto his wife, Louise M. McIlvaine. Letters Testamentary were granted on April 5, 2019 to Barbara McIlvaine Smith.

AND THE SAID Louise M. McIlvaine departed this life on February 3, 2019, Testate, for whose Estate was filed in Chester County as Estate #1519-0340. Letters Testamentary were granted on February 21, 2019 unto Barbara McIlvaine Smith.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, 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 described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Barbara McIlvaine Smith, Executrix does hereby covenant, promise and agree to and with said Grantee, its successors and assigns, that she has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever

11897078 B: 10779 P: 1906 DEE
01/03/2022 02:07 PM Page 2 of 3
MANITO



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
in the Presence of Us:

Barbara M. Smith, Exec.
Barbara McIlvaine Smith, Executrix of the
Estate of William R. McIlvaine, deceased

Barbara M. Smith, Exec.
Barbara McIlvaine Smith, Executrix of the
Estate of Louise M. McIlvaine, deceased

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

On this, the 29th day of December, 2021, before me, the undersigned officer, personally appeared Barbara McIlvaine Smith, Executrix of the Estate of William R. McIlvaine, deceased and Barbara McIlvaine Smith, Executrix of the Estate of Louise M. McIlvaine, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Bruce A. West

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Bruce A. West, Notary Public
Chester County
My commission expires April 29, 2023
Commission number 1177296
Member, Pennsylvania Association of Notaries

I hereby certify the address of the Grantee:

966 S. Matlack Street
West Chester, PA 19382

Bruce A. West

On behalf of the Grantee

