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Prepared by and Return to:

Manito Abstract Company, Inc.  
100 West Market Street  
West Chester, PA 19382  
File No. 79203-MA

Parcel ID: UPI #41-5-130.1



This Indenture, made the 22<sup>ND</sup> day of December, 2021,

Between

BCW Properties, LLC, a Pennsylvania limited liability company

(hereinafter called the Grantor), 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 Grantor for and in consideration of the sum of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$1,150,000.00) lawful money of the United States of America, unto it 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

ALL THAT CERTAIN tract of land, situate in the Township of West Whiteland, County of Chester, State of Pennsylvania; bounded and described according to a Survey made January 30, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows, to wit:

BEGINNING at an iron pin at the intersection of the South right of way line of Lincoln Highway (60 feet wide) and the East right of way line of Whitford Road (33 feet wide) LR 15094; thence along the said South right of way line of Lincoln Highway North 83 degrees 07 minutes 50 seconds East, 300 feet to an iron pin, a corner of land remaining of the Grantor herein; thence leaving said South right of way line and along the land remaining of the Grantor herein, the following two (2) courses and distances, to wit; (1) South 22 degrees 34 minutes 20 seconds East, 161.70 feet to an iron pin; thence (2) South 60 degrees 04 minutes 30 seconds West, 258.22 feet to an iron pin in the aforesaid right of way of Whitford Road; thence along the same North 29 degrees 20 minutes West 277.88 feet to the first mentioned point and place of beginning.

CONTAINING 1.360 acres of land more or less.

BEING Chester County UPI 41-5-130.1



BEING the same premises which Julie Keenan, Executrix of the Estate of Charles E. Rupp, deceased by Deed dated June 2, 2017 and recorded June 9, 2017 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 9557 page 391, granted and conveyed unto BCW Properties, LLC, in fee.

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 it, the said 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 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, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against it, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

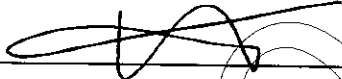
11897079 B: 10779 P: 1909 DEE  
01/03/2022 02:07 PM Page 2 of 3  
MANITO



In Witness Whereof, the party 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:**

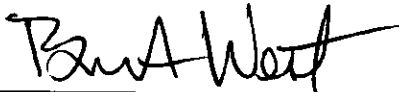
BCW Properties, LLC,  
a Pennsylvania limited liability company

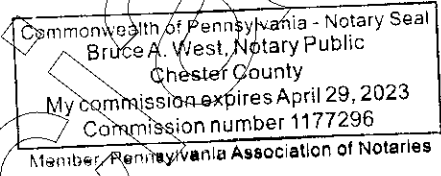
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COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

On this, the 22<sup>ND</sup> day of December, 2021, before me BRUCE A. WEST, the undersigned officer, personally appeared David M. Schiltz, Sole Member of BCW Properties, LLC, a Pennsylvania limited liability company, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that HE executed the same for the purposes therein contained.

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

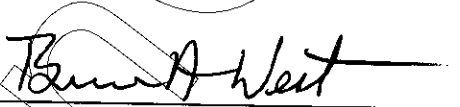
  
\_\_\_\_\_  
Signature



\_\_\_\_\_  
Title of Office

The precise residence and the complete post office address of the above-named Grantee is:

966 S. Matlack Street  
West Chester, PA 19382

  
\_\_\_\_\_  
On behalf of the Grantee

