



Chris Pielli
RECORDER OF DEEDS

Prepared By:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403
File No.: GEN-44485-S

Return To:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403

Parcel No(s): 42-4Q-122
Address: 118 Spring Road
Township of East Whiteland
Consideration: \$387,800.00
Municipal Tax: \$3,878.00
State Tax: \$3,878.00

ESTATE DEED

THIS INDENTURE Made this 24th day of January, 2022 between, **Eric R. Burkhart and Gary M. Burkhart, Co-Executors for the Estate of Fae Ann Burkhart also known as Fae A. Burkhart, deceased**, (hereinafter referred to as "Grantor"), and **Community Options, Inc., a New Jersey non-profit corporation**, (hereinafter referred to as "Grantee").

NOW THEREFORE, this indenture witnesseth that the said, Eric R. Burkhart and Gary M. Burkhart, Co-Executors for the Estate of Fae Ann Burkhart also known as Fae A. Burkhart, deceased, Grantor as aforesaid, for and in consideration of the sum of Three Hundred Eighty-Seven Thousand Eight Hundred And No/100 Dollars (\$387,800.00), lawful money of the United States to it in hand paid by the said Grantee, at and before the ensembling and delivering hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and confirmed, and by these presents, by virtue of the power and authority in it vested by the Fiduciaries Act of the Commonwealth of Pennsylvania, does grant, bargain, sell, alien, release and confirm unto the said Grantee, its successors and assigns;

ALL THAT CERTAIN lot or piece of ground, situate in East Whiteland Township, Chester County, Commonwealth of Pennsylvania, and described according to two plans of lots for Wynnewood Construction Company, "Section No. 4", both plans made by Damon and Foster, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly end of Spring Road (50 feet wide), said point being measured by the four following courses and distances from a point of compound curve on the Northwesterly side of Woodview Road (50 feet wide): (1) leaving Woodview Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northeasterly side of Spring Road; (2) North 59 degrees 52 minutes West, measured along the Northeasterly side of Spring Road, 306.59 feet to a point of curve on the Northeasterly side of the cul-de-sac; (3) Northwestwardly measured along the Northeasterly side of the cul-de-sac on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 60.04 feet to a point of reverse curve in the same; and (4) Northwestwardly measured still along the said side of the cul-de-sac on the arc of a circle curving to the left having a radius of 51.50 feet the arc distance of 17.46 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Southwestwardly measured partly along the Northeasterly and partly along the Northwesterly sides of the cul-de-sac on the arc of a circle curving to the left having a radius of 51.50 feet the arc distance of 75.00 feet to a point on the Northwesterly side of the cul-de-sac; thence extending North 72 degrees 04 minutes 05 seconds West 163.15 feet to a point; thence extending North 69 degrees 00 minutes East 122.63 feet to a point; thence extending North 77 degrees 53 minutes 30 seconds East 135.00 feet to a point; thence extending South 10 degrees 13 minutes 35 seconds West 128.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 18 as shown on the above mentioned plan.

BEING Parcel #42-4Q-122

Being the same premises which Theodore S.A. Rubino, Thomas DiFillippo and Lucy R. DiFillippo, husband and wife, and Louis C. DiFillippo and Rose Marie DiFillippo, husband and wife by Deed dated 9/19/1962 and recorded 9/27/1962 in Chester County in Deed Book P-34 Page 392 conveyed unto Raymond E. Burkhart and Fae Ann Burkhart, husband and wife, in fee.

And the said Raymond E. Burkhart has since departed this life on 10/30/1987, which leaves title vested in Fae Ann Burkhart by the right of survivorship.

And the said Fae Ann Burkhart also known as Fae A. Burkhart has since departed this life on 7/1/2021, leaving a Will filed and probated in the Registered at Chester County at File Number: 1521-1679, wherein she appointed Eric R. Burkhart and Gary M. Burkhart as Co-Executors, to whom Letters Testamentary were granted on 7/27/2021.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Chester County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

HAZARDOUS WASTE PROVISION: The Grantor herein certifies that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et seq.)

THIS DOCUMENT MAY (DOES) NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P.L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.]

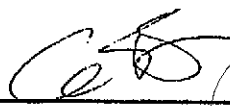
TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof, with appurtenances;

TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, 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 Grantee, its successors and assigns forever.

And the said, Eric R. Burkhart and Gary M. Burkhart, Co-Executors for the Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased, Grantor, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantee, their heirs, successors and assigns that the said Grantor, have 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 party thereof, is are, shall, or may be impeached, charged, or encumbered, in title, or otherwise howsoever.

IN WITNESS WHEREOF, the said Eric R. Burkhart and Gary M. Burkhart, Co-Executors for the Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased, ~~deceased~~, Grantor therein hereunto set their hands and seals the day and year first above written.

Attest:

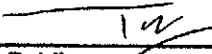
 (SEAL)
Gary M. Burkhart, Co-Executor for the Estate of
Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased

State of WA

County of King

I, LONG TRUONG NGUYEN, a Notary Public for the County of King and State of WA do hereby certify that Gary M. Burkhart, Co-Executor Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

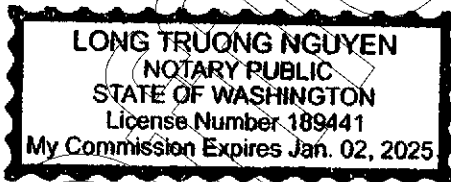
Washington
Witness my hand and official seal, this the 24th of January, 2022.



Notary Public

My Commission Expires: Jan 02, 2025

(SEAL)



UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Eric R. Burkhart and Gary M. Burkhart, Co-Executors for the Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased, ~~deceased~~, Grantor therein hereunto set their hands and seals the day and year first above written.

ERB CO EXECUTOR (SEAL)

Eric R. Burkhart, Co-Executor for the Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased

State of PA

County of Montgomery

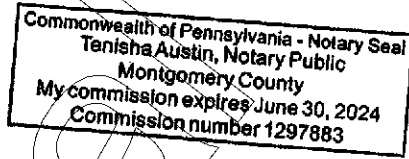
I, Tenisha Austin, a Notary Public for the County of Montgomery and State of PA, do hereby certify that Eric R. Burkhart, Co-Executor Estate of Fae Ann Burkhart a/k/a Fae A. Burkhart, deceased personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the February 10, 2022 of the 10th day of the Month, 2022.

Tenisha Austin
Notary Public

My Commission Expires: 6/30/2024

(SEAL)



CERTIFICATE OF RESIDENCE

I, Marla Korkus, do hereby certify that the precise residence and the complete post office address of the within named grantee is:

16 Farber Rd
Princeton, NJ 08540

Tenisha Austin
Marla Korkus

UNOFFICIAL COPY