

Prepared by and Return to:

OBERMAYER, REBMANN, MAXWELL &
HIPPEL LLP
1500 Market Street, Ste. 3400
Philadelphia PA 19102
ATTN: W. Patrick Scott
PAFA23-2715



File No.

Chester County UPI #41-6-88.1 and ~~53-1-2.1~~ 53-1-2.1

This Deed, made the 5th day of October 2023, is between

State Transfer Tax - \$5,290.62
Local Transfer Tax West Whiteland - \$3,992.01
Local Transfer Tax East Goshen - \$1,298.61

NANCY N. SCHIFFER

(hereinafter called the Grantor), and

WEST CHESTER UNIVERSITY FOUNDATION, A PENNSYLVANIA NON-PROFIT CORPORATION

(hereinafter called the Grantee).

WITNESSETH, that the said Grantor for and in consideration of the sum of \$1.00 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, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

PARCEL #1

All that certain tract of land situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Plan of ALTA/NSPS Land Title Survey," prepared for WCU Foundation, prepared by Howell Surveying, West Chester, PA, dated 9/12/2023, being more particularly described as follows:

Beginning at a point on the westerly Right-of-Way line for State Route 202 (varying in width) at the intersection of the southerly Right-of-Way line for Old Phoenixville Pike (33' wide Right-of-Way), as shown on said plan; thence along said Right-of-Way line of State Route 202, the following seven (7) courses and distances: 1) S25°32'25"E, 306.15 feet, to a point; 2) S64°27'35"W, 10.00 feet, to a point; 3) S25°32'25"E, 850.00 feet, to a point; 4) S64°27'35"W, 10.00 feet, to a point; 5) S25°32'25"E, 300.00 feet, to a point; 6) N64°27'35"E, 10.00 feet, to a point; and 6) S25°32'25"E, 331.88 feet, to a point, a corner of other lands now or late of Peter B. & Nancy N. Schiffer on the division line between East Goshen and West Whiteland Townships; thence along said lands and township line, S59°57'37"W, 434.75 feet, to a point, a corner of lands now or late of Michael J. & GERALYN M. BARBATO; thence along said lands and lands of others, N28°41'42"W, 1099.02 feet, to a rebar found, a corner of lands now or late of Timothy G. & Laura K. Oeshger; thence along said lands the following two (2) courses and distances: 1) N61°19'17"E, 156.03 feet, to a rebar found; and 2) N29°23'43"W, 396.37 feet, to a rebar found, a

corner of lands now or late of Lawrence H. Roney Jr.; thence along said lands and lands of others, N59°32'13"E, 365.44 feet, to a point, a corner of lands now or late of Kurt Jablonski; thence along said lands, N31°48'37"W, 287.47 feet, to a point on the aforementioned southerly Right-of-Way line for Old Phoenixville Pike; thence along said Right-of-Way line, N59°29'56"E, 42.20 feet, to the **Point and Place of Beginning**.

Containing: 15.023 acres of land, being the same more or less.

Being UPI# 41-6-88.1, as shown on said plan.

PARCEL #2

All that certain parcel of land situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Plan of ALTA/NSPS Land Title Survey," prepared for WCU Foundation, prepared by Howell Surveying, West Chester, PA, dated 9/12/2023, being more particularly described as follows:

Beginning at a point on the westerly Right-of-Way line for State Route 202 (varying in width) in line of lands now or late of Erin McGinnis & Scott Evans, as shown on said plan; thence along said lands, S63°45'48"W, 395.91 feet, to a rebar found, a point iron in line of lands now or late of Village of Shannon Subdivision; thence along said lands, N28°43'02"W, 496.59 feet, to a point a corner of other lands now or late of Peter B. & Nancy N. Schiffer on the division line between East Goshen and West Whiteland Townships; thence along said lands and township line, N59°57'37"E, 434.75 feet, to a point on the aforementioned Right-of-Way line for State Route 202; thence along said Right-of-Way line the following three (3) courses and distances: 1) S25°32'25"E, 368.00 feet, to a point; 2) S64°27'35"W, 10.00 feet, to a point; and 3) S25°32'25"E, 157.12 feet, to the **Point and Place of Beginning**.

Containing: 4.887 acres of land, being the same more or less.

Being UPI# 53-1-2.1, as shown on said plan.

TOGETHER WITH the easement rights under that certain Deed of Easement between the First National Bank of West Chester and Peter J. Murdock, Jr., Executors under the Will of Peter J. Murdock, deceased, as Grantors, and Herbert J. Schiffer, as Grantee, dated April 23, 1971 and recorded in the Chester County Recorder of Deeds Office on April 27, 1971 at Book 192 page 209.

SAID PARCEL #1 AND #2 BEING PART OF the same premises which Herberts Hill Farms, Inc., a Pennsylvania corporation by Deed dated 6/12/1954 and recorded 6/15/1954 in the County of Chester in Deed Book W, Volume 24 page 76, conveyed unto Herbert F. Schiffer, in fee.

AND BEING PART OF the same premises which Herbert F. Schiffer by Deed dated 12/22/1981 and recorded 12/23/1981 in the County of Chester in Deed Book L, Volume 59 page 249, conveyed unto Peter Schiffer and Nancy Schiffer, husband and wife, in fee.

AND BEING PART OF the same premises which Peter B. Schiffer and Nancy Schiffer, husband and wife by Deed dated 12/26/2007 and recorded 2/21/2008 in the County of Chester in Record Book 7369 page 781, conveyed unto Peter B. Schiffer and Nancy N. Schiffer, husband and wife, in fee.

AND THE SAID Peter Schiffer has since departed this life on 12/19/2008 vesting title in Nancy Schiffer by right of survivorship.

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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

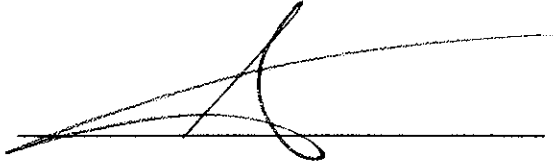
AND the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will

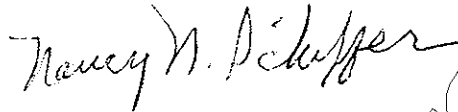
Specially Warrant and Forever Defend.

Unofficial

IN WITNESS WHEREOF, the above-named Grantor has executed this Deed under her hand and seal as of the date and day first above written.

WITNESS:





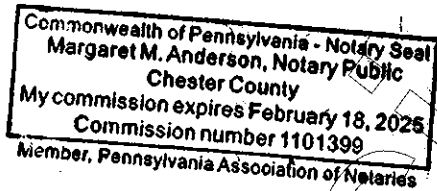
Nancy N. Schiffer

[SEAL]

Commonwealth of Pennsylvania } ss
County of Chester

AND NOW, this 5th day of October, 2023, before me, the undersigned Notary Public, personally appeared Nancy N. Schiffer, known to me, or satisfactorily proven, to be the person whose name is subscribed to the to me to foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.





Notary Public

My commission expires _____

The correct address of the above-named Grantee is
202 Carter Drive, West Chester, PA 19382

WEST CHESTER UNIVERSITY FOUNDATION,
A Pennsylvania Non-Profit Corporation



On behalf of the Grantee

pennsylvania
DEPARTMENT OF REVENUE
(EX) MOD 06-19 (F1)
REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: _____
Date: _____ State: _____
Instrument Number: _____
Signature of: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document: _____

Grantor(s)/Lessor(s) Nancy N. Schiffer	Telephone Number	Date or ZIP Code (V) West Chester University Foundation	Telephone Number (610) 436-2868
Mailing Address 1469 Morstein Road	Mailing Address 202 Carter Drive		
City West Chester	Date PA	ZIP Code 19380	City PA
		Date West Chester	ZIP Code 19382

SECTION II REAL ESTATE LOCATION

Street Address 1338 Morstein Rd. and 1375 Old Phoenixville Pike	City, Township, Borough East Goshen and West Whiteland Townships
State Chester	School District West Chester
	Tax Parcel Number 41-6-88.1 and 53-1-2.1

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? City NO

1. Actual Cash Consideration 1.00	2. Other Consideration N 0.00	3. Total Consideration C 1.00
4. County Assessed Value 190,310.00	5. Common Level Ratio Factor N 2.78	6. Computed Value C 529,061.80

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed V \$0	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100% V
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V Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name W. Patrick Scott, Esquire	Telephone Number (215) 665-3003
Mailing Address Centre Square West, 1500 Market Street, Ste. 3400	City Philadelphia
	State PA
	ZIP Code 19102
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>W. Patrick Scott, Esq</i>	Date 10/5/23

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



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