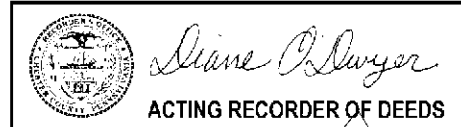


Prepared By: T.A. Elite of Pennsylvania, LLC
& Return To: 5139 Main St.
East Petersburg, PA 17520
Phone: (717) 553-0712



UPI: 25-7-77.1
2 Fox Run Rd, West Vincent Township
File No. 510-200195

Consideration: \$2,050,000.00
Municipal Tax: \$20,500.00
State Tax: \$20,500.00

Special Warranty Deed

This Deed, made on July 7th, 2023 between,

Robert D. Gamble and Carol Gamble

hereinafter called the Grantors of the one part, and

Stephen Jochen and Crystal Jochen, Co-Trustees of The Jochen Family Living Trust dated October 28th, 2020

hereinafter called the Grantee of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Million Fifty Thousand Dollars and No Cents, (\$2,050,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns

ALL THAT CERTAIN lot or piece of ground

SITUATE in West Vincent Township, Chester County, Pennsylvania, described according to a Final Subdivision Plan for Fox Run Hollow, by Bursich Associates, Inc., Consulting Engineers, Pottstown, PA dated 8/15/1988 last revised 1/20/1989 and recorded as Plan No. 9240 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fox Run Road, a corner of Lot 6 on said Plan, thence extending along said Lot and through a drainage easement, South 46 degrees 18 minutes 27 seconds East 314.52 feet to a point, a corner of Lot 11, thence extending along said Lot and along Lot 10, South 51 degrees 07 minutes 46 seconds West 388.69 feet to a point, a corner of Lot 9, thence extending along said Lot South 64 degrees 51 minutes 01 seconds West 271.38 feet to a point on the Northeasterly side of Malehorn Road, T-558, thence extending along same, North 25 degrees 08 minutes 59 seconds West 306.25 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.38 feet to a point of tangent on the Southerly side of Fox Run Road, thence extending along Fox Run Road the two following courses and distances (1) North 62 degrees 53 minutes 04 seconds East 315.94 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 650.00 feet the arc distance of 206.38 feet to the first mentioned point and place of BEGINNING.

BEING Lot 7 and 8 on said Plan.

UPI NO. 25-7-77.1

BEING the same premises which John J. Schrogie, III and Elizabeth M. Schrogie, by Deed dated 08/23/2002 and recorded 08/30/2002 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5372, Page 904, granted and conveyed unto Robert D. Gamble and Carol Gamble, as tenants by the entirety.

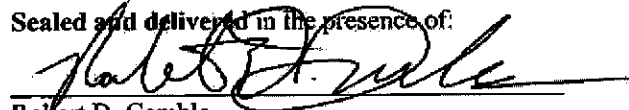
TOGETHER with all the singular the buildings, improvements, ways, streets, alleys, driveway, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 hereditaments and appurtenances and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND THE SAID Grantors, their heirs, executors, administrators and assigns do covenant, promise and agree to and with the said Grantees, their heirs and assigns, by these premises that the said Grantors, their heirs and assigns, and all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, their heirs and assigns and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will **SPECIALY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hand and seal as of the day and year first above written.

Sealed and delivered in the presence of:


Robert D. Gamble

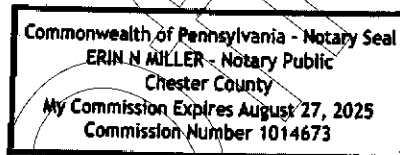

Carol Gamble


State/Commonwealth of PA

County of Chester

On July 7, 2023, before me, the undersigned officer, personally appeared **Robert D. Gamble and Carol Gamble**, 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/she/they executed the same for the purposes therein contained.

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




Notary Public

I certify the address of the Grantee to be, and mail tax bill to:

9478 Olympic Blvd, Beverly Hills, CA 90212

Certified by: 