

Prepared By: **Greater Montgomery Settlement Services, LLC**
ATTN: Casey Vogel
910 Harvest Drive, Suite 100
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Return To: **Greater Montgomery Settlement Services, LLC**
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35-00-01493-00
2978 North Providence Road, Media, PA
19063
File No. 321-019426

RD BK06460-1677

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RCD FEE: \$116.25 POL SUB TAX: \$28,000.00 ST TAX: \$14,000.00



35-UPPER PROV \$28,000.00

RECORDER OF DEEDS

DT-DEED

DELAWARE
COUNTY

Fee Simple Deed

This Deed, made on December 30, 2019, between,

Michael J. McCarthy and Linda S. McCarthy

hereinafter called the Grantors of the one part, and

Clark's Manor, LLC

hereinafter called the Grantee of the other part,

Witnesseth, that in consideration of **One Million Four Hundred Thousand and 00/100 Dollars, (\$1,400,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, his/her/their heirs and assigns as sole owner.

ALL THAT CERTAIN lot or parcel of ground, Situate in the Township of Upper Providence, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan for Dr. Eugene Spitz made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated 9/10/82 and last revised 11/19/82 as follows, to wit:

BEGINNING at a point on the Southerly side of Providence Road, which point is measured the two following courses and distances from a point on the Northeasterly side of Bishop Hollow Road: (1) Northeastwardly along the arc of a circle curving to the right having a radius of 40 feet the arc distance of 47.43 feet to a point of tangent in same; thence (2) North 75 degrees, 54 minutes East 178.07 feet to the point of beginning; thence extending from said beginning point, still along said Providence Road, North 75 degrees, 54 minutes East 28.93 feet to a point; thence South 68 degrees, 10 minutes East 257.85 feet to a point; thence still along said side South 44 degrees, 59 minutes East 152.61 feet to a point; thence South 35 degrees, 12 minutes, 40 seconds East 9.15 feet to a point in line of lands now or late of Lee Davis Smith, Jr.; thence leaving said side of Providence Road and along said Smith's land South 34 degrees, 59 minutes West 454.95 feet to a point in line of Lot No. 2 on said Plan; thence extending along said Lot No. 2 North 58 degrees, 35 minutes, 20 seconds West 216.50 feet to a point in line of Lot No. 7; thence extending along said Lot No. 7 and along Lot No. 8 North 7 degrees, 57 minutes, 55 seconds East 468.46 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned Plan.

Being the same premises which Eugene B. Spitz and Eleanor S. Spitz by Deed dated 10/25/1991 and recorded 11/7/1991 in Delaware County in Volume 894 Page 671 conveyed unto Michael J. McCarthy and Linda S. McCarthy, husband and wife, in fee.

EXHIBIT A-1

And the said Grantors do hereby covenant to and with the said Grantee that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____

Michael J. McCarthy
Michael J. McCarthy

Print Witness Name:

Witness _____

Linda S. McCarthy
Linda S. McCarthy

Print: _____

State/Commonwealth of Pennsylvania

County of Chester

On this 30 day of December, 2019, before me, the undersigned officer, personally appeared **Michael J. McCarthy and Linda S. McCarthy**, 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.

Stacey Dunbar-Williams

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Stacey Dunbar-Williams, Notary Public
Limerick Twp., Montgomery County
My Commission Expires June 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DEED

File No. 321-019426

Grantor: Michael J. McCarthy and Linda S. McCarthy

Grantee: Clark's Manor, LLC

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

1289 Farm Rd Berwyn PA 19312

Certified by: @

Premises: 2978 North Providence Road, Media, Upper Providence Township, Delaware County,
State/Commonwealth of Pennsylvania