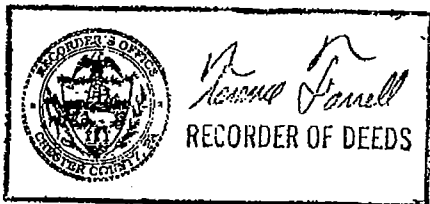


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RETURN TO

CLT-  
J. DiStefano

**FEE SIMPLE DEED**

**THIS INDENTURE MADE AS OF THE 15th day of November, 1999**  
**BY AND BETWEEN JAMES K. ROBINSON, JR.**, individually (hereinafter called the **"Individual Grantor"**), and **JAMES K. ROBINSON, III**, and **THE GLENMEDE TRUST COMPANY**, TRUSTEES UNDER THE MARITAL TRUST ESTABLISHED UNDER THE WILL OF GAY ROBINSON, DECEASED (hereinafter called the **"Trust Grantors"**) (hereinafter the Individual Grantor and the Trust Grantor are sometimes collectively called the **"Grantors"**), of the one part, and **JAMES K. ROBINSON, III**, and **DAVID M. ROBINSON**, solely in their capacity as General Partners under Agreement of Limited Partnership made as of the 15<sup>th</sup> day of November, 1999 for **CREBILLY FARM FAMILY ASSOCIATES, L.P.**, a Pennsylvania Limited Partnership (hereinafter called the **"Grantee"**), of the other part,

SM

**WITNESSETH**, That the said Grantors, for and in consideration of the total sum of One (\$1.00) Dollar lawful money of the United States of America, unto them 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, its heirs, successors and assigns forever, in fee simple.

**ALL THOSE CERTAIN** tracts or parcels of land situate in the Township of Westtown, the County of Chester and the Commonwealth of Pennsylvania, being approximately two hundred thirty eight (238) acres of land situate in Westtown Township, Chester County, Pennsylvania, all as more particularly described in the metes and bounds descriptions collectively attached hereto and made a part hereof as Exhibit "A".

**UNDER AND SUBJECT** to conditions, easements and restrictions as appear of record, in accordance with and subject to the terms and conditions thereof.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 above described with the improvements and buildings thereon erected and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs, successors and assigns, to and for the only proper use and behoof of the said Grantee, its heirs, successors and assigns, forever, in fee simple.

**UNDER AND SUBJECT AS AFORESAID.**

**AND** said (a) Individual Grantor, for himself and his heirs, executors, administrators, successors and assigns, does by these presents covenant, promise and agree to and with the said Grantee, its heirs, successors and assigns, that the Individual Grantor, his heirs, executors, administrators,

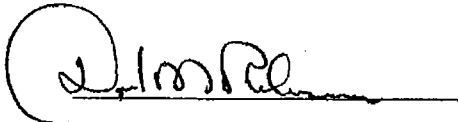


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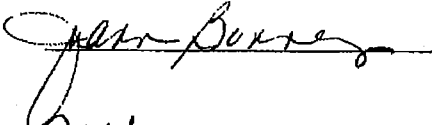
successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs, successors and assigns, against them, the said Individual Grantor, his heirs, executors, administrators, successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, under and subject as aforesaid, **WARRANT and forever DEFEND**, and (b) Trust Grantors do by these presents covenant, promise and agree to and with the said Grantee, its heirs, successors and assigns, that the Trust Grantors, its heirs, executors, administrators, successors and assigns, 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 part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise, howsoever.

**IN WITNESS WHEREOF**, the said Grantors have caused these presents to be duly executed dated as of the day and year first written above.

**SEALED AND DELIVERED  
IN THE PRESENCE OF US:**



  
JAMES K. ROBINSON, JR., individually



 (SEAL)  
JAMES K. ROBINSON, III.



THE GLENMEDE TRUST COMPANY  
BY:  (SEAL)

TRUSTEES UNDER THE MARITAL TRUST  
ESTABLISHED UNDER THE WILL OF GAY  
ROBINSON, DECEASED



**FEE SIMPLE DEED**

JAMES K. ROBINSON, JR.

and

JAMES K. ROBINSON, III, and THE GLENMEDE TRUST COMPANY, Trustees

to

CREBILLY FARM FAMILY ASSOCIATES, L.P.,  
a Pennsylvania Limited Partnership

PREMISES: Westtown Township,  
Chester County,  
Pennsylvania

The address of the above named Grantee is:  
Crebilly Farm Family Associates, L.P.  
c/o David M. Robinson  
Rittenhouse Financial Services  
Three Radnor Corporate Center  
Suite 450  
Radnor, PA 19087

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On behalf of the Grantee

Record and return to:  
Crebilly Farm Family Associates, L.P.  
c/o David M. Robinson  
Rittenhouse Financial Services  
Three Radnor Corporate Center  
Suite 450  
Radnor, PA 19087



COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Delaware :SS

11-15-1999

Before me, the undersigned officer, personally appeared JAMES K. ROBINSON, JR., known to me (satisfactorily proven) to be the person whose name is 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 seal.

*Cynthia A. Zickel*  
Notary Public

Notarial Seal  
Cynthia A. Zickel, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Aug. 22, 2002

Member, Pennsylvania Association of Notaries



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Page 4 of 24  
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Unofficial Copy

STATE OF *Texas*

:

COUNTY OF *El Paso*

:SS

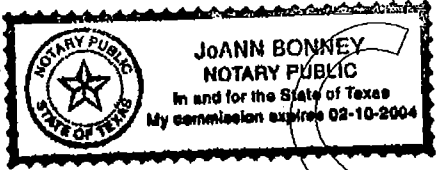
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*11-15-1999*

Before me, the undersigned officer, personally appeared JAMES K. ROBINSON, III, known to me (satisfactorily proven) to be the person whose name is 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 seal.

*Joann Bonney*  
Notary Public



Unofficial Copy



STATE OF PENNSYLVANIA

:

SS.

COUNTY OF PHILADELPHIA

:

11-15-1999

Before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Joseph J. Stoll, who acknowledged himself/herself to be a Vice President of The Glenmede Trust Company, a co-trustee, and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the The Glenmede Trust Company by himself/herself as such officer and desired that the same might be recorded as such.

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

*Sara J. Copeland*  
Notary Public

NOTARIAL SEAL  
SARA J. COPELAND, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires Dec. 22, 2003

Unofficial



EXHIBIT "A"

PARCEL NO. 1

ALL THAT CERTAIN messuage and tract of land SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described in accordance with a Survey thereof made by Thomas G. Colesworthy, County Surveyor, in December, 1927, as follows, viz:-

BEGINNING at an iron pin set in the middle of the Street Road, at a corner of land of V. DiFrancesco; thence extending along the middle of the Street Road and by land of L. Woodward and Edward Brinton South Sixty-eight degrees, four minutes West Two thousand six hundred and ninety feet to an iron pin set at the intersection of the middle of Birmingham Road; thence extending partly along the Birmingham Road by land of Christian Brinton North Twenty-three degrees, twenty-nine minutes West Seven hundred seventy-four and Sixty-one one-hundredths feet to a large green stone; thence still extending along Brinton's land North Sixty-three degrees, twenty-two minutes West one hundred twenty-four and seventy-five one hundredths feet to a corner of land belonging to M. and T. E. Farrell; thence extending along Garrell's land North Eighteen degrees, eight minutes, East Three hundred fifty-two and thirty-eight one-hundredths feet to a green stone, the last mentioned course crossing Birmingham Road; thence re-crossing Birmingham Road and still extending along land of Farrell North Eighty-six degrees, thirty-eight minutes, thirty seconds West Eight hundred eighty-one and ninety-nine one-hundredths feet to a corner of land belonging to Christian Brinton; thence extending along the same the next four courses and distances, to wit: North Sixty-three degrees, twenty-two minutes West Five hundred fifty-one and two one-hundredths feet; thence South Eighty degrees, fifty-one minutes West One hundred and ninety-eight feet; thence crossing Radley Run South Thirteen degrees, three minutes East Twenty-three and one-tenth feet to an iron pin; thence South Eighty degrees, fifty-seven minutes West Fifty-seven and twenty-five one-hundredths feet to a limestone in a line of land belonging to Charles F. Mather; thence extending along Mather's land North Twenty-three degrees, ten minutes West Forty-five and sixty-five one-hundredths feet to a stone a corner of land of the Benjamin P. Sharpless Estate; thence extending along the Sharpless Estate North Twenty-three degrees, fifteen minutes, ten seconds West One thousand three hundred and sixty-nine and fifty-nine one-hundredths feet to an iron pin set in the middle of a public road leading Eastward to the West Chester and Wilmington Pike; thence extending along the middle of said Road by land of LeRoy Harvey North Sixty-six degrees, forty-six minutes East Eight hundred thirty-seven and one-tenth feet to a stone a corner of land belonging to J. N. Adam; thence still extending along the middle of said road by land of J. N. Adam North Sixty-eight degrees, forty-two minutes East Two thousand nine hundred ninety-nine and thirty-five one-hundredths feet to a limestone a corner of land belonging to Wilmer Weaver; thence still extending along the middle of said road by Weaver's land the next two courses and distances, to wit, North Seventy-four degrees, twenty minutes East One thousand eighty-one and seven-tenths feet to an iron pin; thence North Seventy degrees, one minute East two hundred and forty-four feet to an iron pin; thence leaving the road and extending along land belonging to the Estate of James F. Coburn the next five courses and distances, to wit: First passing over a stone set on line and sixteen and five-tenths feet South of the last mentioned corner, South Twenty-two degrees, twenty-eight minutes East Two hundred fifty three and eighty-two one-hundredths feet to a stone; thence



South Sixty-nine degrees, four minutes West Eight hundred seventy-two and seven one-hundredths feet to a stone; thence South Twenty-two degrees, twenty-two minutes East Two hundred twenty-seven and seventy-four one-hundredths feet to a stone; thence South Sixty-eight degrees, fifty-five minutes, thirty seconds West Four hundred sixty-three and one-tenth feet to a stone; thence South twenty-three degrees, ten minutes East Three hundred fifteen and seven-tenths feet to a stone a corner of land belonging to James Beattie; thence extending along Beattie's land the next two courses and distances to wit: South Twenty-one degrees, fifty-seven minutes East One thousand one hundred twenty-six and eight one-hundredths feet to a stone; thence North Sixty nine degrees, four minutes East One hundred ninety-nine and seventy-three one-hundredths feet to an iron pin a corner of land belonging to V. DiFrancesco, aforesaid; thence by said land South twenty-one degrees, eleven minutes East one thousand three hundred forty and two-tenths feet to the first mentioned point and place of beginning.

CONTAINING Two hundred sixty-five acres and nine hundred twenty-nine one-thousandths of an acre of land, be the same more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 218 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

**EXCEPTING THEREFROM AND THEREOUT:**

EXCEPTION 1-A

ALL THAT CERTAIN lot or piece of ground belonging to James K. Robinson, Jr., situate in Westtown Township, Chester County, Pennsylvania, known as Lot #1, shown on a Final Minor Subdivision Plan #67-83, dated December 10, 1990, last revised January 25, 1991, as made for James K. Robinson, Jr., by Yerkes Associates, West Chester, Pennsylvania as follows to wit:

BEGINNING at the northeast corner thereof at a point set in the westerly right-of-way line of South New Street (T-444) in a line of land belonging to J. Donald Lownes; said point also being distant 27.19 feet measured on a course of South 68 degrees 42 minutes 00 seconds West from another point set at the point of intersection of the center of South New Street (T-444) and Pleasant Grove road (T-359); thence extending from said first mentioned point and place of BEGINNING extending along the westerly right-of-way line of South New Street (T-444) the ten following courses and distances to wit: (1) South 09 degrees 01 minutes 22 seconds East - 276.20 feet to a point of curve; thence (2) in a southeasterly direction along a curved line curving to the left, having a radius of 3,884.50 feet for an arc distance of 406.67 feet and the chord of the arc being South 12 degrees 01 minutes 19 seconds East - 406.48 feet to a point of tangent; thence (3) South 15 degrees 01 minutes 16 seconds East - 257.22 feet to a point; thence (4) South 14 degrees 25 minutes 34 seconds East - 266.47 feet to a point; thence (5) South 13 degrees 55 minutes 57 seconds East - 161.71 feet to a point; thence (6) South 14 degrees 04 minutes 40 seconds East - 634.76 feet to a point of curve; thence (7) in a southeasterly direction along a curved line curving to the left, having a radius of 518.77 feet for an arc





distance of 180.80 feet and the chord of the arc being South 24 degrees 03 minutes 44 seconds East - 179.89 feet to a point of tangent; thence (8) South 34 degrees 02 minutes 48 seconds East - 144.24 feet to a point of curve; thence (9) in a southeasterly direction along a curved line curving to the right, having a radius of 962.50 feet for an arc distance of 220.19 feet and the chord of the arc being South 27 degrees 29 minutes 34 seconds East - 219.71 feet to a point of tangent; thence (10) South 20 degrees 54 minutes 22 seconds East - 89.25 feet to a point set in a line of land belonging now or formerly to the Quarry Swimming Association; thence leaving the road and extending along land belonging now or formerly to the Quarry Swimming Associates, and land now or formerly belonging to John P. Swan and land belonging now or formerly to R. W. Weller North 63 degrees 22 minutes 00 seconds West - 1,529.94 feet to a point; thence continuing along land belonging now or formerly to R. W. Weller the three following courses and distance to wit: (1) South 80 degrees 51 minutes 00 seconds West - 198.00 feet to a point thence (2) South 13 degrees 03 minutes 00 seconds East - 23.10 feet to a point; thence (3) South 80 degrees 57 minutes 00 seconds West - 57.25 feet to a point set in the Birmingham-Westtown Township line; thence extending along said Township line and also being along land belonging now or formerly to C. W. Moore the two following courses and distances to wit: (1) North 23 degrees 10 minutes 00 seconds West - 45.65 feet to a point; thence (2) North 23 degrees 15 minutes 10 seconds West - 1,369.59 feet to a corner of land belonging now or formerly of C. W. Moore; thence leaving the Township line and extending along land belonging now or formerly to C. W. Moore North 66 degrees 40 minutes 00 seconds East - 837 feet to a point a common corner with land belonging now or former to J. Donald Lownes; thence extending along land belonging now or formerly to J. Donald Lownes, North 68 degrees 42 minutes 00 seconds East - 715.75 feet to the first mentioned point and place of beginning.

CONTAINING an area of 59.494 acres of land be the same more or less clear of all road rights-of-way.

UNDER AND SUBJECT to the right of the public to use the bed of South New Street.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 12th day of March, 1991, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 2338, page 79 et seq, granted and conveyed unto James K. Robinson, III, and Dawnee Robinson, his wife, as tenants by the entireties with respect to an undivided one-half interest, and David M. Robinson and Laurie S. Robinson, his wife, as tenants by entireties with respect to the other one-half interest; and each couple shall hold title as tenants in common with the other couple, in fee

EXCEPTION 1-B

ALL THAT CERTAIN parcel of land, situate on the east side of south New Street (T-444) and the south side of Pleasant Grove Road (T-359) in Westtown Township, Chester County, Pennsylvania, bounded and described according to an Act 515 Plan prepared for James K. Robinson, Jr. by Yerkes & Associates, Inc., Consulting Engineers, dated April 27, 1987, lasts revised May 21, 1987, as follows, to wit:



BEGINNING at a point at the intersection of South New Street (T-444) and Pleasant Grove Road (T-359); thence extending along the centerline of Pleasant Grove Road the following three courses and distances: (1) North 68 degrees 42 minutes 00 seconds East 2,261.55 feet to a point, (2) North 74 degrees 20 minutes 00 seconds East 1,081.70 feet to a point, and (3) North 70 degrees 01 minutes 00 seconds East 244.00 feet to a point, a corner of Lot "E" on said plan, thence along said Lot "E" the following six courses and distances; (1) South 22 degrees 28 minutes 00 seconds East 253.82 feet to a point, (2) South 69 degrees 04 minutes 00 seconds West 872.07 feet to a point, (3) South 22 degrees 22 minutes 00 seconds East 227.74 feet to a point, (4) South 68 degrees 55 minutes 30 seconds West 463.10 feet to a point, (5) South 23 degrees 10 minutes 00 seconds East 315.70 feet to a point, and (6) South 24 degrees 57 minutes 00 seconds East 380.13 feet to a point, a corner of Lot "C" on said plan, thence along said Lot "C" south 68 degrees 13 minutes 25 seconds West 2275.55 feet to a point, a corner of lands now or formerly of David M. Robinson, thence along said land the following two courses and distances: (1) North 81 degrees 20 minutes 48 seconds West 104.47 feet to a point, and (2) North 86 degrees 47 minutes 38 seconds West 117.12 feet to a point in the centerline of South New Street thence along the centerline of South New Street the following four courses and distances: (1) North 14 degrees 25 minutes 34 seconds West 266.75 feet to a point, (2) North 15 degrees 01 minutes 16 seconds West 315.31 feet to a point, (3) North 21 degrees 38 minutes 54 seconds West 209.21 feet to a point, (4) North 09 degrees 44 minutes 37 seconds West 418.39 feet to the place of beginning.

CONTAINING 81.082 acres, be the same more or less.

BEING Lot "B" on the above-mentioned plan.

TAX PARCEL NO. 67-4-29.2

BEING the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30th day of December, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4281, page 2062 et seq, granted and conveyed (a) 26.470685% unto James K. Robinson, III, and Dawnee Robinson, husband and wife, as tenants by the entireties; (b) 26.470685% unto David M. Robinson and Laurie S. Robinson, husband and wife, as tenants by entireties; and (c) 47.05863% unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee.

EXCEPTION 1-C

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania.

BEGINNING at a point in the bed of South New Street, said point being a corner of lands of David Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of BEGINNING along the



title line in the bed of South New Street 14 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence continuing North 15 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence in and through lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson, North 68 degrees 13 minutes 25 seconds East 877.63 feet to a point; thence continuing South 21 degrees 36 minutes 22 seconds East 578.88 feet to a point; thence along lands of James K. Robinson, Jr. and Gay S. Robinson, South 68 degrees 13 minutes 25 seconds West 733.90 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, North 81 degrees 20 minutes 48 seconds West 104.17 feet to a point; thence continuing North 86 degrees 47 minutes 38 seconds West 117.12 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11.864 acres more or less.

BEING a portion of Parcel "F" on the above-mentioned plan

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed of Confirmation dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1565 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

EXCEPTION 1-D

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, Pennsylvania, as Plan #14297.

COMMENCING at a point in the bed of South New Street, said point being a corner of lands of David M. Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of Commencement and along the southerly side of a 25 feet side access easement, South 86 degrees 47 minutes 38 seconds East 117.12 feet to a point; thence continuing South 81 degrees 20 minutes 48 seconds East 104.17 feet to the point and place of BEGINNING. Thence from said point of BEGINNING along lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, Dawnee Robinson, David M. Robinson and Laurie S. Robinson, North 68 degrees 13 minutes 25 seconds East 733.90 feet to a point; thence in and through lands of James K. Robinson, Jr., and Gay S. Robinson, South, 21 degrees 36 minutes 22 seconds East 241.46 feet to a point; thence continuing South 68 degrees 40 minutes 51 seconds West 453.14 feet to a point; thence continuing South 43 degrees 02 minutes 14 seconds West 109.12 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, and also along the southerly side of a 25 feet wide access easement, North 10 degrees 30 minutes 29 seconds West 54.22 feet to a point; thence continuing North 49 degrees 52 minutes 12 seconds West 123.46 feet to a point;



thence continuing North 63 degrees 11 minutes 53 seconds West 100.67 feet to a point; thence continuing North 78 degrees 51 minutes 40 seconds West 85.96 feet to the firm mentioned point and place of BEGINNING.

CONTAINING 149, 310 square feet more or less.

BEING a portion of Parcel "F" on said Plan.

BEING a portion of Tax Parcel 67-4-29.3.

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1561 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

EXCEPTION 1-E

AN UNDIVIDED ONE-HALF INTEREST in the following lot or tract of land, hereditaments and appurtenances situate in the Township of Westtown, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan No. 67-71 made for James K. Robinson, Jr., dated October 10, 1984, last revised November 16, 1984, as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania, and recorded in the Office for the Recorder of Deeds of Chester County, in Plan File No. 5308, as follows, to wit:

BEGINNING at a spike act in the easterly right-of-way line of South New Street Road, said point being distant 26.16 feet measured on a course of South 86 degrees 47 minutes 38 seconds East from another point, marked with a spike, act in the middle of the paved cartway or South New Street Road; and this last mentioned point being distant 1,210 feet ± measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, leaving the road and extending along the southerly side of a 25 foot wide access easement for the premises herein described, and being along other land of James K. Robinson, Jr. the five following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East – 90.96 feet to an iron pin; thence (2) South 81 degrees 20 minutes 48 seconds East – 104.47 feet to an iron pin; thence (3) South 78 degrees 51 minutes 40 seconds east – 85.96 foot to an iron pin; thence (4) South 63 degrees 11 minutes 53 seconds east – 100.67 feet to an iron pin; thence (5) South 49 degrees 52 minutes 12 seconds East – 123.46 feet to an iron pin; thence continuing along land of James K. Robinson, Jr. the seven following courses and distances to wit: (1) South 10 degrees 30 minutes 29 seconds East – 97.07 feet to an iron pin; thence (2) South 06 degrees 33 minutes 22 seconds East – 80.37 feet to an iron pin; thence (3) South 08 degrees 11 minutes 50 seconds West – 93.21 feet to an iron pin; thence (4) South 47 degrees 53 minutes 40 seconds East, passing over a stream of water 54.80 feet to an iron pin set on the easterly side of said stream; thence (5) South 02 degrees 30 minutes 22



seconds West – 34.47 feet to an iron pin; thence (6) South 37 degrees 03 minutes 15 seconds West – 446.22 feet to an iron pin; thence (7) South 63 degrees 01 minutes 52 seconds West, passing over a stream of water, 19.00 feet to a point set in the easterly right-of-way of South New Street road; thence extending along the easterly right-of-way line of South New Street Road the three following courses and distances to wit: (1) in a northerly direction, along a curved line to the right, having a radius of 463.77 feet for an arc distance of 107.91 feet to a point of tangent; thence (2) North 14 degrees 04 minutes 40 seconds West – 635.48 feet to a point; thence (3) North 13 degrees 55 minutes 47 seconds West – 153.27 feet to the first mentioned point and place of beginning.

BEING Parcel #2 as shown on said Plan.

Containing an area of 6.015 acres of land be the same more or less.

TOGETHER with a 25 foot wide access easement along the northerly portion of the herein above described premises, being a paved roadway through land of James K. Robinson, Jr., and described as follows:

BEGINNING at a spike set in the middle of South New Street Road at its intersection with the title line projected of the northwest corner of Parcel #2, said point also being distance 1,210 feet ± measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, extending along the middle of South New Street Road, North 14 degrees 25 minutes 34 seconds West – 26.23 feet to a point; thence leaving South New Street Road and extending through land of James K. Robinson, Jr., the six following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East – 126.25 feet to a point; thence (2) South 81 degrees 20 minutes 48 seconds east – 106.20 feet to a point; thence (3) South 78 degrees 51 minutes 40 seconds East – 89.94 feet to a point; thence (4) South 63 degrees 11 minutes 53 seconds East – 107.02 feet to a point; thence (6) extending along the easterly terminus of said 25 foot wide access easement, South 40 degrees 07 minutes 48 seconds West – 25.00 feet to a point set in a line of Parcel #2; thence extending along the southerly side of said 25 foot wide access easement along Parcel #2 the five following courses and distances to wit: (1) North 49 degrees 52 minutes 12 seconds West – 25.00 feet to an iron pin; thence (2) North 63 degrees 11 minutes 53 seconds West – 100.67 feet to an iron pin; thence (3) North 78 degrees 51 minutes 40 seconds West – 85.96 feet to an iron pin; thence (4) North 81 degrees 20 minutes 48 seconds West – 104.47 feet to an iron pin; thence (5) North 86 degrees 47 minutes 38 seconds West – 117.12 feet to the first mentioned point and place of beginning.

The contents being what they may.

PROVIDED, HOWEVER, that the cost of maintenance of said access easement shall be equally borne by the parties hereto, their respective successors in title and assigns.

TOGETHER with an easement in common with grantors herein, their successors in title and assigns, across other land of James K. Robinson, Jr., for the purpose of obtaining



water from the existing well located north of the existing house east of Parcel #2 so long as the said Parcel #2 is owned by the Grantees contained herein.

BEING the same one-half interest in the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 64, page 148 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground lying and being in the Township of Westtown, County of Chester, Pennsylvania bounded and described as follows:

BEGINNING at a stone on the West side of the Wilmington Road, thence by land lately sold to J. Yearsley Walton South Sixty-two and one-half degrees West Thirty-seven and two-tenths perches to a corner of Michael Brennan's land, thence by the same North Twenty-eight and one-half degrees West Twenty-five and eight-tenths perches to a stone in the line of Henry Whale's land, thence by the same North Sixty-two degrees, East Thirty-seven and two-tenths perches to the West side of the Wilmington Road, thence along the same South Twenty-eight and one-half degrees East Twenty-five and eight-tenths perches to beginning. Containing six acres more or less.

ALSO ALL THAT TRACT OR LOT of land situate lying and being in the Township of Westtown, Chester County, Pennsylvania and bounded and described as follows:

BEGINNING at a stone a corner of land of Michael Brennan and David Cannum, thence by lands sold and about to be conveyed to Michael Brennan, South Twenty-five and one-quarter degrees East Thirty-two and seven-tenths perches to a stake, thence by land of Alfred Darlington and William Coburn North Sixty-five degrees East Thirty-seven and Fifty-six one-hundredths perches to the West side of the Wilmington Road, thence along the said Road, North Twenty-five and one-quarter degrees West Thirty-two and seven-tenths perches to David Cannum's land, thence by land South Sixty-five degrees West Thirty-seven and four-tenths perches to beginning. Containing 7 acres 85 perches more or less.

SUBJECT to the privilege of a cartway or passageway thru premises #1 from the land of Michael Brennan to the Wilmington Road.

SUBJECT to the right and privilege of Twelve feet wide road or land as in Deed Book F 8 page 160.

SUBJECT NEVERTHELESS to the right and privilege granted to Bridget Oliver and Michael Brennan, their heirs and assigns, owning the lots lying on the West, to use a lane or road Twelve feet wide along the Southern line of the premises hereby granted to the Wilmington Road at all times hereafter forever.



BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 224 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 3

ALL THOSE CERTAIN tracts or pieces of land; SITUATE in Westtown Township, Chester County, Pennsylvania.

Premises #1 - BEGINNING at a stone by the West side of the Wilmington and West Chester Road now known as Route #202 a corner of land now or formerly of John Thomas; thence by West side of said Road North Twenty-nine and one-half degrees West Twenty-three and Eighty-seven one-hundred perches to a stone within one perch of a corner formerly of James Perry's land, thence one perch distant from the line formerly of James Perry's land left for a lane (the said land being #2 next described) and by the South side thereof South Sixty-three and one-half degrees West Forty-six and Nine-tenth perches, thence by land formerly of James Gibbons South Twenty-nine and one-half degrees East Twenty-four and Seventeen one-hundredths perches to a corner in a line of tract #3; thence by said tract #3 North Sixty-three and one-quarter degree East Forty-six and seven-tenths perches to the point and place of beginning. Containing 7. acres more or less.

Premises #2 - BEGINNING at a stone a corner of tract #1 on West side of Wilmington and West Chester Road or Route #202, thence along said Road North Twenty-nine and one-half degrees West One perch to a stake, a corner of said lands formerly of James Perry, late of Washington Yearsley, thence along said Yearsley's land South Sixty-three and one-half degrees West Forty-six and nine-tenths perches to post, thence by lands late of George Faucett South Twenty-nine and one-half degrees East one perch to a corner of said Tract #1 thence by said Tract #1 North Sixty-three and one-half degrees East Forty-six and nine-tenths perches to point and place of beginning. Containing 46.9 perches more or less.

Premises #3 - BEGINNING at a stake in the West side of the Wilmington and West Chester Road or Route 202 a corner of land formerly of D. Cannon, thence along the same and land formerly of M. Brennan and P. Conners South Sixty-seven degrees, West One Hundred Twenty-seven and five-tenths perches to a point in line of land formerly of John McClure, thence along the same and land formerly of D. McClure North Twenty-five degrees West Twenty-eight and Eight-tenths perches to stone a corner of land formerly of George Faucett and others, thence along the same (one being lot #4) North Sixty-seven degrees, East Eighty and Forty-five one-hundredths perches to a point; thence North Twenty-three and one-quarter degrees West Three and Six-tenths perches along said lot #4 to a stone a corner of tract #1 herein described, thence along the same North Sixty-seven degrees East Forty-seven perches to post in the West line of said Route #202, thence along the same South Twenty-five degrees East Thirty-two and five-tenths perches to place of beginning. Containing 24 acres, 5 square perches more or less.

Premises #4 - BEGINNING at a corner of James F. Cobourn's land in line of land formerly of Benedict Darlington, being tract #3, thence by said Cobourn's land North Twenty-eight and one-half degrees West Six and Sixty-five one-hundredths perches to a corner lot formerly of Esther



G. McCullough now lot #, thence by the same South Sixty-two and one-half degrees, West Forty-two perches to line of land formerly of Joseph Osbourne, thence by said land South Twenty-eight and one-half degrees East Six and Eighty-five one-hundredths perches to line of land formerly of Benedict Darlington now #3, thence by the same North Sixty-two and one-half degrees East Fifty-two perches to place of beginning. Containing about 2-1/4 acres, more or less.

Premises #5 - BEGINNING at a corner of land formerly of Joseph Osbourne in a line of said land, thence by the same South Sixty-two and one-half degrees West Fifty two perches, thence South Twenty-eight and one-half degrees East Six and Eighty-five one-hundredths perches to a corner of lot #4, herein described, thence by same North Sixty-two and one-half degrees East Fifty-two perches to line of other land of James F. Cobourn and by same North Twenty-eight degrees West Six and Fifty-five one-hundredths perches to beginning. Containing 2-1/2 acres more or less.

TOGETHER with a right of way across the East end of the adjoining lot on the North to the cartway leading from the Northeast corner of the said adjoining lot on the North of Wilmington Road. Pertaining to Premises #4.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 227 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

**EXCEPTING THEREFROM AND THEREOUT:**

**EXCEPTION 3-A**

ALL THAT CERTAIN tract or parcel of land SITUATE in Westtown Township, Chester County, PA, described according to a plan prepared by Register Associates, Inc., dated November 29, 1990 and last revised October 3, 1991, being Drawing Number H- 554 and being Lot 1 on said Plan, to wit:

BEGINNING at a point marking the intersection of the title line of T-359 known as Pleasant Grove Road with the title line of Public Road, U.S. Route 202 known as Wilmington Pike, thence leaving the said point of beginning and along the title line of Wilmington Pike, the following (2) courses and distances to wit: (1) South 22 degrees, 28 minutes, 00 seconds East, 410.63 feet to a point; (2) South 22 degrees, 41 minutes, 00 seconds East, 335.26 feet to a point marking a corner of James K. & Gay S. Robinson, Jr.; thence along the same, the following (2) courses and distances to wit: (1) South 70 degrees, 41 minutes, 50 seconds West, leaving Wilmington Pike, 592.40 feet to a point; (2) North 19 degrees; 18 minutes, 10 seconds West, 763.08 feet to a point set in the title line of Pleasant Grove Road, aforementioned; thence along the same, North 70 degrees, 32 minutes, 00 seconds East, 548.79 feet to the first mentioned point and place of beginning.

CONTAINING. 10.000 acres of land be the same, more or less.





UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions to which the hereby granted tract or parcel of land and any building or structure which may be erected thereon hereafter shall be and remain subject:

1. The tract or parcel of land, and any buildings and structures to be erected thereon shall be used for, erected for or occupied only for the purposes of a church sanctuary and related buildings and structures to be utilized for activities associated with church activities and uses.
2. The Grantee, for itself, its heirs, successors and assigns, by acceptance of this indenture, agrees with the Grantor, their heirs, successors and assigns, that said restrictions and conditions shall be covenants running with the land in perpetuity, and that in any deed of conveyance of said tract or parcel of land or any part thereof unto any person, persons or entity, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30<sup>th</sup> day of December, 1991, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 2749, page 512 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, in fee.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed of Correction bearing date the 21<sup>st</sup> day of July, 1993, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 3610, page 456 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, Penna. (a Pa. Non-Profit Organization) in fee.

EXCEPTION 3-B

ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, as shown on a Subdivision and Reverse Subdivision Plan for Westminster Presbyterian Church, prepared by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated April 4, 1996, being Lot 1 on said Plan, bounded and described as follows:

BEGINNING at a point in the title line of Wilmington Pike, U.S. Route 202 (various widths) said point being located by the following 2 courses and distances from the intersection of said title line with the title line of Pleasant Grove Road (formerly 33 ft. Wide); (1) S 22 degrees 28' E 410.63'; (2) S 22 degrees 41' E 355.26' to said point of beginning; thence still along said title line S 22 degrees 41' E 176.89' to a point; thence leaving same S 69 degrees 25'20" W 83.99' to a point on the southwesterly right of way



line of said Wilmington Pike; thence leaving Wilmington Pike S 69 degrees 25'20" W 518.99' to a point; thence N 19 degrees 18'10" West 190' to a point; thence N 70 degrees 41'50" E 515.40' to a point; thence N 19 degrees 18'10" W 19 t a point; thence N 70 degrees 41'50" E 515.40 to a point on the said right of way line of Wilmington Pike; thence N 70 degrees 41'50" E 77' to the first mentioned point and place of beginning.

CONTAINING 2.517 Gross Acres.

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions to which the hereby granted tract or parcel of land and any building or structure which may be erected thereon hereafter shall be and remain subject:

1. The tract or parcel of land, and any buildings and structures to be erected thereon shall be used for, erected for or occupied only for the purposes of a church sanctuary and related buildings and structures to be utilized for activities associated with church activities and uses.
2. The Grantee, for itself, its heirs, successors and assigns, agrees that it will not object to any lawful development of Grantors' surrounding and adjacent property at any time in the future.
3. The Grantee, for itself, its heirs, successors and assigns, by acceptance of this indenture, agrees with the Grantor, their heirs successors and assigns, that said restrictions and conditions shall be covenants running with the land in perpetuity, and that in any deed of conveyance of said tract or parcel of land or any part thereof unto any person, persons or entity, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed of Correction bearing date the 27th day of October, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4279, page 2370 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, Penna. (a PA Non-Profit Organization) in fee.

PARCEL NO. 4

ALL THAT CERTAIN messuage, tavern house and two adjacent tracts of land; SITUATE in the Township of Westtown, Chester County, Pennsylvania, bounded and described as follows:-

ONE OF THEM BEGINNING at a corner post in the side of the road leading to Wilmington, on the West side thereof, where the Marlborough Street Road crosses the same; thence along the Northerly side of said Street Road, South Sixty degrees and a half, West Sixty-three and Two-tenth perches to a post by the side thereof; thence by land of Henrietta Taylor North Twenty-nine degrees West Nineteen and one-tenth perches to a post, a corner of the second lot herein described and conveyed; thence by the same North Sixty-two degrees East Fifty-seven and three-



tenths perches to a post by the West side of the said Wilmington Road; thence by the West side thereof South Forty-seven and one-half degrees East Nineteen and Seven-tenths perches to the place of beginning.

Containing Seven acres, more or less.

THE OTHER OF THEM BEGINNING at a post, a corner of land, now or late of John Q. Taylor; thence by the same, South Sixty-two and one-half degrees West Fifty-three and Two-tenths perches to a post, in the line of land now or late of John Q. Taylor, thence by the same and land of Henrietta Taylor, South Twenty-eight and one-half degrees East Twenty-three and Six-tenths perches to a post in the line of land of Henrietta Taylor; thence by the above described lot, North Sixty-two and one-half degrees East Fifty-seven and three-tenths perches to a post by Southwest side of the Wilmington Road; thence by the side thereof, North Forty-seven degrees West Seventeen and nine-tenths perches to a post; thence along the same North Twenty-eight and one-half degrees West Seven and three-tenths perches to the place of beginning. Containing eight acres, more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 230 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

#### PARCEL NO. 5

ALL THAT CERTAIN messuage and those two tracts of land SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows: the first tract; - BEGINNING at a stake in the line of John McClure's land and corner of tract herein described; thence by said McClure's land South Twenty-five degrees, East Thirty-two and Sixty-five one-hundredths perches to a stake; thence by land of Robert F. Taylor North Sixty-five degrees, East Sixty-three and seven tenths perches to a stake; thence by land of John Kilbride North Twenty-five degrees West Thirty-two and Sixty-five one-hundredths perches to a stake; thence by said Kilbride and tract next herein described South Sixty-five degrees, West Sixty-three and Seven-tenths perches to beginning. Containing 13 acres. TOGETHER with the right and privilege and using in common with the owners thereof a lane or road Twelve feet wide along the Southern line of land formerly of Michael Brannan and formerly of David Cannon respectively, from the premises hereby granted to the Wilmington Road at all times hereafter.

The Second Tract adjoining on the North, the above described tract and is bounded Westerly by land of John McClure; Northwardly by lands of Susanna Coburn; Easterly by land of John Kilbride and Southerly by lands of John Kilbride and the tract first above described. Containing five acres more or less.

TOGETHER also with the privilege of a cartway or passageway through the lands now or formerly of Thomas Darlington to the Wilmington road (doing as little damage as possible to the said Thomas Darlington) as the same is made appurtenant thereto by the Will of Abraham Darlington, deceased.



BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 233 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 6

ALL THAT message and three adjoining tracts of land; SITUATE in the Township of Westtown and in the County of Chester, Pennsylvania, bounded and described as follows:- (1) BEGINNING at a stone in line of land formerly of David Cannon a corner of lot herein next described, thence by said lot and land of James Beattie, South Sixty-five degree West Sixty-three and Seven-tenths perches to a stone, thence by land of said Beattie, South Twenty-five and one-half degrees East Twelve and nine-tenths perches to a stone, thence by the same and the lot herein last described North Sixty-five and one-half degrees East Sixty-three and Seven-tenths perches to a stone in said line of land formerly of Cannon, thence by said land North Twenty-five and one-half degrees West Twelve and nine-tenths perches to beginning. Containing 5 acres 21 perches more or less.

(2) BEGINNING at a stone a corner of the lot above described, thence by said lot South Sixty-five and Three-quarters degrees West Fifty-one and five-tenths perches to a stone, thence by land of James Beattie North Twenty-four and one-half degrees West Twelve and Eight-tenths perches to a stone, thence by land late of Henry Whale now of Coburn North Sixty-five and three-quarters degrees East Fifty-one and five tenths perches to stone, thence by land formerly of David Cannon South Twenty-four and one-half degrees East Twelve and Seventy-six one-hundredths perches to beginning. Containing 4 acres, 18 perches more or less.

(3) BEGINNING at a stone a corner of the lot first above described thence by the same South Sixty-five degrees West Twenty-five and five-tenths perches to stake, thence by land of James Beattie South Twenty-five degrees east Thirty-two and Sixty-five one hundredths perches to stake, thence by land late of John O. Taylor and Alfred Darlington, North Sixty-five degrees East Twenty-five and five-tenths perches, thence by land formerly of David Cannon North Twenty-five and one-quarter degrees West Thirty-two and seven-tenths perches to beginning. Containing 5 acres 33 perches more or less.

TOGETHER with the privilege to pass to and from the above described premises and the Wilmington public road over a cartway or passage over and through land adjoining land along the line of Henry Whale as said privilege is and has been enjoyed.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 236 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 7

ALL THAT CERTAIN quarry and lot of land situate in the Township of Westtown, in the County of Chester and State of Pennsylvania, bounded and described as follows, to with:

BEGINNING at a marble stone a corner of this and other land of David McClure and in line of Joseph R. Brinton; thence by said Brinton's land, South 64 degrees 28 minutes East 862.3 feet to a corner of land of John McClure; thence by said John McClure's land North 16 degrees 41 minutes East 349.2 feet to a marble stone, a corner of other land of the aforesaid David McClure; thence by said David McClure's land North 87 degrees 35 minutes West 878.6 feet to the place of beginning.

CONTAINING 3.497 acres.

RESERVING nevertheless to the said David McClure, his heirs and assigns sufficient serpentine stone of the best quality out of the premises hereby granted to erect a dwelling house with all the usual attachments and out buildings on the farm of which said premises is a part at such time as he sees proper with the right to enter upon said premises and quarry and haul away said stone.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 239 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 8

ALL THAT CERTAIN message and tract of land, SITUATE in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stake in the middle of the Street Road for a corner at a hotel property, now John Noble's; thence by the said hotel property (now John Nobel's) North twenty-three and one-half degrees West twenty-nine and two-tenths (29.2) perches to a stake for a corner; thence by land of John Q. Taylor, South forty-eight degrees West twelve and eight-tenths (12.8) perches to a stake for a corner; thence by the same, South twenty-three and one-half degrees East twenty-five and two-tenths (25.2) perches to a stake in the middle of the Street Road at land of Joseph H. Brinton; thence along the middle of the said Street Road or land of Joseph H. Brinton, North sixty-six and one-half degrees East twelve and three-tenths (12.3) perches to the place of beginning; containing two (2) acres of land, be the same more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 242 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 9

ALL THAT CERTAIN tract or piece of ground; SITUATE in Westtown Township, Chester County, Pennsylvania; BEGINNING at a stone in North side of Street Road at a corner of the Hotel Property; thence by said Hotel property and lands formerly of John Q. Taylor and Alfred Darlington North Twenty-three and one-half degrees West Seventy-nine perches to a stone in line of lands formerly of Michael Brennan; thence by same and land formerly of Patrick Garvin South Sixty-six and one-half degrees West Sixty and Seventy-six one-hundredths perches; thence by land formerly of John McClure South Twenty-three and one-half degrees East



Seventy-nine perches to a stake on North side of the Street Road a corner of said McClur's land; thence along North side of said Street Road North Sixty-six and one-half degrees East Sixty and Seventy-six one-hundredths perches to place of beginning. Containing thirty acres.

EXCEPTING AND RESERVING out of same - BEGINNING at a stake in middle of said Street Road for a corner of the Hotel property now or late of John Noble; thence by said Hotel property North Twenty-three and one-half degrees West Twenty-nine and two-tenths perches, thence by land formerly of John Q. Taylor South Forty-eight degrees, West Twelve and eight-tenths perches, thence by same South Twenty-three and one-half degrees East Twenty-five and two-tenths perches to stake in middle of Street Road at land formerly of Joseph H. Brinton, thence along middle of Street Road at land formerly of Joseph H. Brinton North Sixty-six and one-half degrees East Twelve and three-tenths perches to place of beginning. Containing two acres.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 221 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

ALL OF SUCH PARCELS BEING TAX PARCELS NOS. 67-4-29, 67-4-29.3 and 67-4-29.4





# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	12,644.78
Book Number	5819
Page Number	297
Date Recorded	8/1/2003

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name: F. Warren Jacoby, Esq., Cozen O'Connor Telephone Number: \_\_\_\_\_  
 Area Code: ( ) 215-665-2154  
 Street Address: 1900 Market Street, Fifth Floor City: Philadelphia State: PA Zip Code: 19103

### B TRANSFER DATA -- See attached

Grantor(s)/Lessor(s): Addendum to Real Estate Transfer Tax Statement of Value Date of Acceptance of Document: \_\_\_\_\_  
 Grantee(s)/Lessee(s): See attached Addendum to Real Estate Transfer Tax Statement of Value  
 Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Street Address: 1129 South New Street, Chebilly Farm City: West Chester State: PA Zip Code: 19382

### C PROPERTY LOCATION

Street Address: \_\_\_\_\_ City, Township, Borough: Westtown Township  
 County: Chester School District: West Chester Tax Parcel Number: 67-4-29, 67-4-29.3, 67-4-29.4

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
- 0 -	+ - 0 -	= - 0 -
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$936,650.00	x 1.35	= \$1,264,477.50

### E EXEMPTION DATA

1a. Amount of Exemption Claimed: - 0 -  
 1b. Percentage of Interest Conveyed: - 0 -

### 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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: F. Warren Jacoby, Esquire Date: 7/29/03



**ADDENDUM**

**TO**

**REALTY TRANSFER TAX STATEMENT OF VALUE**

This Addendum is to the attached Realty Transfer Tax Statement of Value submitted by and on behalf of James K. Robinson, III, and David M Robinson, solely in their capacity as General Partners under Agreement of Limited Partnership made as of 15<sup>th</sup> day of November, 1999 for Crebilly Farm Family Associates, L.P., a Pennsylvania Limited Partnership. The purpose of this Addendum is to set forth responses to some of the requests for information which appear on the Realty Transfer Tax Statement of Value to which this is attached, as follows:

B. The Grantors are: James K. Robinson, Jr., individually, and James K. Robinson, III, and The Glenmede Trust Company, Trustees under the Marital Trust established under the Will of Gay Robinson, Deceased. The Grantee is: Crebilly Farm Family Associates, L.P., a Pennsylvania Limited Partnership.

C. The Property Location is located in Westtown Township, Chester County, Pennsylvania, and the property is situated within the tracts of land bounded by Route 926, New Street, Pleasant Grove Road and Route 202, represented by Tax Parcels Nos. 67-4-29, 67-4-29.3 and 67-4-29.4.

D. In Box No. 4, the current County Assessed Value for the three Tax Parcels are:

Tax Parcel No. 67-4-29	--	\$610,660.00
Tax Parcel No. 67-4-29.3	--	\$217,800.00
Tax Parcel No. 67-4-29.4	--	\$108,190.00
Total Count Asset Value		\$936,650.00

The Fair Market Value in Box No. 6 is:

$$\$936,650.00 \times 1.35 = \$1,264,477.50$$

Signature of Correspondent: F. Warren Jacoby, Esquire







Prepared By: Harvard Abstract, LLC  
ATTN:  
375 Horsham Road Suite 102  
Horsham, Pennsylvania 19044  
Phone: 215-442-7840

Return To: Harvard Abstract, LLC  
ATTN:  
375 Horsham Road Suite 102  
Horsham, Pennsylvania 19044  
Phone: 215-442-7840  
67-4-29.1  
1129 South New Street Road, Westtown  
Township  
HVD170-6228

RETURN TO

COPY Fee Simple Deed

3/3  
46-02

**This Deed**, made on *28th of April 2006*, between,

David M. Robinson and Laurie S. Robinson, his wife,

hereinafter called the Grantors, of the one part, and

David G. Robinson,

hereinafter called the Grantee, of the other part.

**Witnesseth**, that in consideration of **One dollar and no cents, (\$1.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, his heirs and assigns,

67-4-29.1

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances situate in the Township of Westtown, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan No. 67-71 made for James K. Robinson, Jr., dated October 16, 1984, last revised November 16, 1984, as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, in Plan File No. 5308, as follows, to wit:

BEGINNING at a spike set in the easterly right-of-way line South New Street Road, said point being distance 26.16 feet measured on a course of South 86 degrees 47 minutes 38 seconds East from another point, marked with a spike, set in the middle of the paved cartway of South New Street Road; and this last mentioned point being distant 1,210 feet +/- measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, leaving the road and extending along the southerly side of a 25 foot wide access easements for the premises herein described, and being along other land of James K. Robinson, Jr. the five following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East 90.96 feet to an iron pin; thence (2) South 81 degrees 20 minutes 48 seconds East &#8211; 104.47 feet to an iron pin; thence (3) South 78 degrees 51 minutes 40 seconds East &#8211; 85.96 feet to an iron pin; thence (4) South 63 degrees 11 minutes 53 seconds East &#8211; 100.67 feet to an iron pin; thence (5) South 49 degrees 52 minutes 12 seconds East &#8211; 123.46 feet to an iron pin; thence continuing along land of James K. Robinson Jr., the seven following courses and distances to wit: (1) South 10 degrees 30 minutes 29 seconds East &#8211; 97.07 feet to an iron pin; thence (2) South 06 degrees 33 minutes 22 seconds East &#8211; 80.37 feet to an iron pin; thence (3) South 08 degrees 11 minutes 50 seconds West &#8211; 93.21 feet to an iron pin; thence (4) South 47 degrees 53 minutes 40 seconds East, passing over a stream of water 54.80 feet to an iron pin set on the easterly side of said stream; thence (5) South 02 degrees 30 minutes 22 seconds West &#8211; 34.47 feet to an iron pin; thence (6) South 37 degrees 03 minutes 15 seconds West &#8211; 446.22 feet to an iron pin; thence (7) South 63 degrees 01 minutes 52 seconds West, passing over a stream of water, 19.00 feet to a point set in the easterly right-of-way of South New Street Road; thence extending along the easterly right-of-way line of South New Street Road the three following courses and distances to wit: (1) in a northerly direction, along a curved line to the right, having a radius of 463.77 feet for an arc distance of 107.91 feet to a point of tangent; thence (2) North 14 degrees 04

MB

This Document Recorded  
05/09/2006 State RTT: 0.00  
09:03AM Local RTT: 0.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10648014  
Receipt #: 287128  
Rec Fee: 46.50



HARVARD ABSTRACT

05/09/2006 09:03A

10648014  
Page 1 of 3  
B-6837 P-258

minutes 40 seconds West &#8211; 635.48 feet to a point; thence (3) North 13 degrees 55 minutes 47 seconds West &#8211; 153.27 feet to the first mentioned point and place of beginning.

BEING parcel # 2 as shown on said plan.

Containing an area of 6.015 acres of land be the same more or less.

TOGETHER with a 25 foot wide access easements along the northerly portion of the herein above described premises, being a paved roadway through land of James K. Robinson, Jr. and described as follows:

BEGINNING at a spike set in the middle of South New Street Road as its intersection with the title line projected of the northwest corner of Parcel # 2; said point along being distance 1,210 feet +/- measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, extending along the middle of South New Street Road, North 14 degrees 25 minutes 35 seconds West &#8211; 26.23 feet to a point; thence leaving South New Street Road and extending through land of James K. Robinson Jr., the six following courses and distances to wit: (1) South 86 degrees 47 minutes 33 seconds East &#8211; 126.25 feet to a point; thence (2) South 81 degrees 20 minutes 48 seconds East &#8211; 106.20 feet to a point; thence (3) South 78 degrees 51 minutes 40 seconds East - 89.94 feet to a point; thence (4) South 63 degrees 11 minutes 53 seconds East &#8211; 107.02 feet to a point; thence (5) South 49 degrees 52 minutes 12 seconds East 27.92 feet to a point; thence (6) extending along the easterly terminus of said 25 foot wide access easement, South 40 degrees 07 minutes 48 seconds West &#8211; 25.00 feet to a point set in a line of Parcel #2; thence extending along the southerly side of said 25 foot wide access easement along Parcel #2 the five following courses and distances to wit: (1) North 49 degrees 52 minutes 12 seconds West &#8211; 25.00 feet to an iron pin; thence (2) North 63 degrees 11 minutes 53 seconds West &#8211; 100.67 feet to an iron pin; thence (3) North 78 degrees 51 minutes 40 seconds West &#8211; 85.96 feet to an iron pin; thence (4) North 81 degrees 20 minutes 48 seconds West &#8211; 104.47 feet to an iron pin; thence (5) North 86 degrees 47 minutes 38 seconds West &#8211; 117.12 feet to the first mentioned point and place of beginning.

BEING UPI NO. 67-4-29.1

BEING THE SAME PREMISES WHICH James K. Robinson, Jr. and Gay S. Robinson, husband and wife, by Indenture dated 12-07-84 and recorded 12-07-84 in the Office of the Recorder of Deeds in and for Chester County in Deed Book S64, page 65, granted and conveyed an undivided one-half interest unto David M. Robinson and Laurie S. Robinson, husband and wife.

ALSO BEING THE SAME PREMISES WHICH James K. Robinson, Jr. and Gay S. Robinson, husband and wife, by Indenture dated 01-09-85 and recorded 01-09-85 in the Office of the Recorder of Deeds in and for Chester County in Deed Book X64, page 148, granted and conveyed the other undivided one-half interest unto David M. Robinson and Laurie S. Robinson, husband and wife.

THIS IS A TRANSFER FROM FATHER AND MOTHER TO SON (FAMILIAL TRANSACTION) AND AS SUCH IS EXEMPT FROM PAYMENT OF STATE AND LOCAL TRANSFER TAX.



HARVARD ABSTRACT

05/09/2006 09:03A

10648014

Page: 2 of 3

B-6837 P-258

And the said Grantors do hereby covenant to and with the said Grantee that they, the said Grantors, 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 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 have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Jill J. Harris  
Jill J. Harris  
\_\_\_\_\_  
\_\_\_\_\_

David M. Robinson Seal  
David M. Robinson  
Laurie S. Robinson Seal  
Laurie S. Robinson  
\_\_\_\_\_  
\_\_\_\_\_ Seal

State of Pennsylvania  
County of ~~Montgomery~~ Chester

On this 28th of April 2006, before me, the undersigned officer, personally appeared David M. Robinson and Laurie S. Robinson, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Jill J. Harris, Notary Public  
West Goshen Twp., Chester County  
My Commission Expires Nov. 29, 2008

Member, Pennsylvania Association of Notaries

Jill J. Harris

Notary Public

**DEED**

**ACCOMODATION RECORDING/NOT INSURED**

File No. HVD170-6228

Grantor: David M. Robinson and Laurie S. Robinson, his wife

Grantee: David G. Robinson

I certify the address of the Grantee to be, and mail tax bill to: 1129 South New Street Road, West Chester, Pennsylvania 19382

Premises: 1129 South New Street Road, Westtown Township, Chester County, Pennsylvania



10648014  
Page: 3 of 3  
B-6837 P-258

UNOFFICIAL

RETURN TO

CLT- J. DiStefano

FEE SIMPLE DEED

THIS INDENTURE MADE AS OF THE 15th day of November, 1999 BY AND BETWEEN JAMES K. ROBINSON, JR., individually, JAMES K. ROBINSON, III, individually, and DAVID M. ROBINSON, individually (hereinafter collectively called the "Individual Grantors"), and JAMES K. ROBINSON, III, and THE GLENMEDE TRUST COMPANY, TRUSTEES UNDER THE MARITAL TRUST ESTABLISHED UNDER THE WILL OF GAY ROBINSON, DECEASED (hereinafter called the "Trust Grantors") (hereinafter the Individual Grantors and the Trust Grantor are sometimes collectively called the "Grantors"), of the one part, and JAMES K. ROBINSON, III and DAVID M. ROBINSON, solely in their capacity as General Partners under Agreement of Limited Partnership made as of the 15th day of November, 1999 for CREBILLY FARM FAMILY ASSOCIATES, L.P., a Pennsylvania Limited Partnership (hereinafter called the "Grantee"), of the other part,

SM

WITNESSETH, That the said Grantors, for and in consideration of the total sum of One (\$1.00) Dollar lawful money of the United States of America, unto them 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, its heirs, successors and assigns forever, in fee simple.

ALL THOSE CERTAIN tracts or parcels of land situate in the Township of Westtown, the County of Chester and the Commonwealth of Pennsylvania, being approximately sixty six (66) acres of land situate in Westtown Township, Chester County, Pennsylvania, all as more particularly described in the metes and bounds descriptions collectively attached hereto and made a part hereof as Exhibit "A".

UNDER AND SUBJECT to conditions, easements and restrictions as appear of record, in accordance with and subject to the terms and conditions thereof.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 above described with the improvements and buildings thereon erected and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs, successors and assigns, to and for the only proper use and behoof of the said Grantee, its heirs, successors and assigns, forever, in fee simple.

UNDER AND SUBJECT AS AFORESAID.



AND said (a) Individual Grantors, for themselves and their heirs, executors, administrators, successors and assigns, do by these presents covenant, promise and agree to and with the said Grantee, its heirs, successors and assigns, that the Individual Grantors, their heirs, executors, administrators, successors and assigns, 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, its heirs, successors and assigns, against them, the said Individual Grantors, their heirs, executors, administrators, successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, under and subject as aforesaid, **WARRANT and forever DEFEND**, and (b) Trust Grantors do by these presents covenant, promise and agree to and with the said Grantee, its heirs, successors and assigns, that the Trust Grantors, its heirs, executors, administrators, successors and assigns, 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 part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise, howsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed dated as of the day and year first written above.

**SEALED AND DELIVERED  
IN THE PRESENCE OF US:**

 James K. Robinson, Jr. (SEAL)  
JAMES K. ROBINSON, JR., individually

 James K. Robinson, III (SEAL)  
JAMES K. ROBINSON, III, individually

 David M. Robinson (SEAL)  
DAVID M. ROBINSON, individually

 James K. Robinson, III (SEAL)  
JAMES K. ROBINSON, III

THE GLENMEDE TRUST COMPANY

BY:  (SEAL)

TRUSTEES UNDER THE MARITAL TRUST  
ESTABLISHED UNDER THE WILL OF GAY  
ROBINSON, DECEASED



**FEE SIMPLE DEED**

JAMES K. ROBINSON, JR., JAMES K. ROBINSON, III and  
DAVID M. ROBINSON, individually

and

JAMES K. ROBINSON, III, and THE GLENMEDE TRUST COMPANY, Trustees

to

CREBILLY FARM FAMILY ASSOCIATES, L.P.,  
a Pennsylvania Limited Partnership

PREMISES: Westtown Township,  
Chester County,  
Pennsylvania

The address of the above named Grantee is:  
Crebilly Farm Family Associates, L.P.  
c/o David M. Robinson  
Rittenhouse Financial Services  
Three Radnor Corporate Center  
Suite 450  
Radnor, PA 19087

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On behalf of the Grantee

Record and return to:  
Crebilly Farm Family Associates, L.P.  
c/o David M. Robinson  
Rittenhouse Financial Services  
Three Radnor Corporate Center  
Suite 450  
Radnor, PA 19087



COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF *Delaware* :

*11-15-1999*

Before me, the undersigned officer, personally appeared JAMES K. ROBINSON, JR., known to me (satisfactorily proven) to be the person whose name is 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 seal.

*Cynthia A. Zickel*  
Notary Public

Notarial Seal  
Cynthia A. Zickel, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Aug. 22, 2002

Member, Pennsylvania Association of Notaries



STATE OF *Texas* :

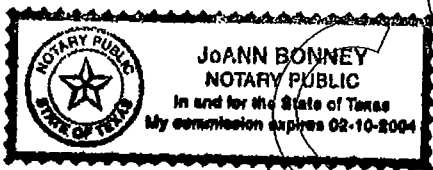
COUNTY OF *Ce Paso* :SS  
:

11-15-1999

Before me, the undersigned officer, personally appeared JAMES K. ROBINSON, III, known to me (satisfactorily proven) to be the person whose name is 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 seal.

*Joann Bonney*  
Notary Public





COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF Delaware :

11-15-1999

Before me, the undersigned officer, personally appeared DAVID M. ROBINSON, known to me (satisfactorily proven) to be the person whose name is 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 seal.

Cynthia A. Zickel  
Notary Public

Notarial Seal  
Cynthia A. Zickel, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Aug. 22, 2002  
Member, Pennsylvania Association of Notaries

Unofficial Copy



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11

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EXHIBIT "A"

ALL THAT CERTAIN parcel of land, situate on the east side of south New Street (T-444) and the south side of Pleasant Grove Road (T-359) in Westtown Township, Chester County, Pennsylvania, bounded and described according to an Act 515 Plan prepared for James K. Robinson, Jr. by Yerkes & Associates, Inc., Consulting Engineers, dated April 27, 1987, last revised May 21, 1987, as follows, to wit:

BEGINNING at a point at the intersection of South New Street (T-444) and Pleasant Grove Road (T-359); thence extending along the centerline of Pleasant Grove Road the following three courses and distances: (1) North 68 degrees 42 minutes 00 seconds East 2,261.55 feet to a point, (2) North 74 degrees 20 minutes 00 seconds East 1,081.70 feet to a point, and (3) North 70 degrees 01 minutes 00 seconds East 244.00 feet to a point, a corner of Lot "E" on said plan, thence along said Lot "E" the following six courses and distances: (1) South 22 degrees 28 minutes 00 seconds East 253.82 feet to a point, (2) South 69 degrees 04 minutes 00 seconds West 872.07 feet to a point, (3) South 22 degrees 22 minutes 00 seconds East 227.74 feet to a point, (4) South 68 degrees 55 minutes 30 seconds West 463.10 feet to a point, (5) South 23 degrees 10 minutes 00 seconds East 315.70 feet to a point, and (6) South 24 degrees 57 minutes 00 seconds East 380.13 feet to a point, a corner of Lot "C" on said plan, thence along said Lot "C" south 68 degrees 13 minutes 25 seconds West 2275.55 feet to a point, a corner of lands now or formerly of David M. Robinson, thence along said land the following two courses and distances: (1) North 81 degrees 20 minutes 48 seconds West 104.47 feet to a point, and (2) North 86 degrees 47 minutes 38 seconds West 117.12 feet to a point in the centerline of South New Street thence along the centerline of South New Street the following four courses and distances: (1) North 14 degrees 25 minutes 34 seconds West 266.75 feet to a point, (2) North 15 degrees 01 minutes 16 seconds West 315.31 feet to a point, (3) North 21 degrees 38 minutes 54 seconds West 209.21 feet to a point, (4) North 09 degrees 44 minutes 37 seconds West 418.39 feet to the place of beginning.

CONTAINING 81.082 acres, be the same more or less.

BEING Lot "B" on the above-mentioned plan.

BEING the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30th day of December, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4281, page 2062 et seq, granted and conveyed (a) 26.470685% unto James K. Robinson, III, and Dawnee Robinson, husband and wife, as tenants by the entireties; (b) 26.470685% unto David M. Robinson and Laurie S. Robinson, husband and wife, as tenants by entireties; and (c) 47.05863% unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee.

TAX PARCEL NO. 67-4-29.2



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Page: 8 of 11  
B-5819 P-321

**EXCEPTING THEREFROM AND THEREOUT:**

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania.

BEGINNING at a point in the bed of South New Street, said point being a corner of lands of David Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of BEGINNING along the title line in the bed of South New Street North 14 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence continuing North 15 degrees 01 minutes 16 Seconds West 213.43 feet to a point; thence in and through lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson, North 68 degrees 13 minutes 25 seconds East 877.63 feet to a point; thence continuing South 21 degrees 36 minutes 22 seconds East 578.88 feet to a point; thence along lands of James K. Robinson, Jr. and Gay S. Robinson, South 68 degrees 13 minutes 25 seconds West 733.90 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, North 81 degrees 20 minutes 48 seconds West 104.17 feet to a point; thence continuing North 86 degrees 47 minutes 38 seconds West 117.12 feet to the first mentioned point and place of BEGINNING.

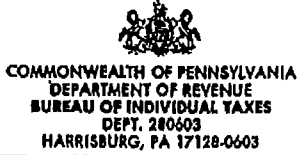
CONTAINING 11.864 acres more or less.

BEING a portion of Parcel "F" on the above-mentioned plan.

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed of Confirmation dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1565 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

PHILA1N1128815N 078183.000





# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	2,121.80
Book Number	5819
Page Number	321
Date Recorded	8/1/2003

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name	F. Warren Jacoby, Esq.; Cozen O'Connor			Telephone Number:	
Street Address	City	State	Zip Code	Area Code	
1900 Market Street, Fifth Floor	Philadelphia	PA	19103	( ) 215-665-2154	

## B TRANSFER DATA -- See attached

Grantor(s)/Lessor(s)	Addendum to Real Estate	Date of Acceptance of Document	
Transfer Tax Statement of Value	Estate Transfer Tax Statement of Value	Grantor(s)/Lessee(s)	See attached Addendum to Real Estate Transfer Tax Statement of Value
Street Address	City	State	Zip Code
	West Chester	PA	19382
Street Address	1129 South New Street, Crebilly Farm		

## C PROPERTY LOCATION

Street Address	City, Township, Borough	
	Westtown Township	
County	School District	Tax Parcel Number
Chester	West Chester	67-4-29.02

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
- 0 -	+ - 0 -	= - 0 -
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$157,170.00	x 1.35	= \$212,179.50

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
- 0 -	- 0 -

### 2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate succession (Name of Decedent: \_\_\_\_\_, Estate File Number: \_\_\_\_\_)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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	Date
type your full name here. F. Warren Jacoby	8/29/03

**ADDENDUM**

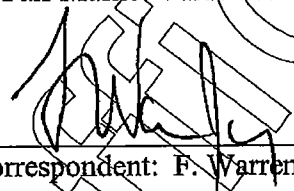
**TO**

**REALTY TRANSFER TAX STATEMENT OF VALUE**

This Addendum is to the attached Realty Transfer Tax Statement of Value submitted by and on behalf of James K. Robinson, III, and David M Robinson, solely in their capacity as General Partners under Agreement of Limited Partnership made as of the 15<sup>th</sup> day of November, 1999 for Crebilly Farm Family Associates, L.P., a Pennsylvania Limited Partnership. The purpose of this Addendum is to set forth responses to some of the requests for information which appear on the Realty Transfer Tax Statement of Value to which this is attached, as follows:

- B. The Grantors are: James K. Robinson, Jr., individually, James K. Robinson and David M. Robinson, individually, and James K. Robinson, III, and The Glenmede Trust Company, Trustees under the Marital Trust established under the Will of Gay Robinson, Deceased. The Grantee is: James K. Robinson, III, and David Robinson, solely in their capacities as General Partners under Agreement of Limited Partnership made as of the 15<sup>th</sup> day of November, 1999 for Crebilly Farm Family Associates, L.P., a Pennsylvania Limited Partnership.
- C. The Property Location is located in Westtown Township, Chester County, Pennsylvania, and the property is situated within the tracts of land bounded by Route 926, New Street, Pleasant Grove Road and Route 202, represented by Tax Parcel Nos. 67-4-29.02.
- D. In Box No. 4, the current County Assessed Value for Tax Parcel No. 67-4-29.02 is \$157,170.00

The Fair Market Value in Box No. 6 is  $\$157,170.00 \times 1.35 = \$212,179.50$

  
\_\_\_\_\_  
Signature of Correspondent: F. Warren Jacoby, Esquire



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Page: 11 of 11

B-5819 P-321

**DEED**

This Deed made this 13<sup>th</sup> day of August, 1998, by and between JAMES K. ROBINSON, JR., an adult individual (hereinafter referred to as "Grantor") and DAVID M. ROBINSON and LAURIE S. ROBINSON, husband and wife (hereinafter collectively referred to as "Grantees").

WITNESSETH, That in consideration of One Dollar (\$1.00), in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heir and assigns, the following:

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, Pennsylvania, as Plan #14297.

COMMENCING at a point in the bed of South New Street, said point being a corner of lands of David M. Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of Commencement and along the southerly side of a 25 feet side access easement, South 86 degrees 47 minutes 38 seconds East 117.12 feet to a point; thence continuing South 81 degrees 20 minutes 48 seconds East 104.17 feet to the point and place of BEGINNING. Thence from said point of BEGINNING along lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson,

III, Dawnee Robinson, David M. Robinson and Laurie S. Robinson, North 68 degrees 13 minutes 25 seconds East 733.90 feet to a point; thence in and through lands of James K. Robinson, Jr., and Gay S. Robinson, South, 21 degrees 36 minutes 22 seconds East 241.46 feet to a point; thence continuing South 68 degrees 40 minutes 51 seconds West 453.14 feet to a point; thence continuing South 43 degrees 02 minutes 14 seconds West 109.12 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, and also along the southerly side of a 25 feet wide access easement, North 10 degrees 30 minutes 29 seconds West 54.22 feet to a point; thence continuing North 49 degrees 52 minutes 12 seconds West 123.46 feet to a point; thence continuing North 63 degrees 11 minutes 53 seconds West 100.67 feet to a point; thence continuing North 78 degrees 51 minutes 40 seconds West 85.96 feet to the first mentioned point and place of BEGINNING.

CONTAINING 149,310 square feet more or less.

BEING a portion of Parcel "F" on said Plan.

BEING a portion of Tax Parcel 67-4-29.3.

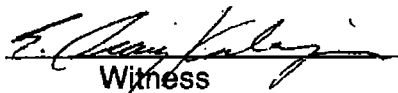
BEING a portion of the same premises which James K. Robinson, Jr. by a series of Deeds each dated December 3, 1984, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book R-64, pages 218 and following thereafter seriatim, granted and conveyed unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee, and the said Gay S. Robinson departed this life April 18, 1998, leaving James K. Robinson, Jr., surviving spouse, vested with her interest therein.

THIS IS A TRANSFER BETWEEN PARENT AND CHILD AND THEREFORE TAX EXEMPT.



AND the said Grantor does hereby covenant to and with the said Grantees that he, the said Grantor, his heirs and assigns, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor 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 Grantor has caused these presents to be duly executed, the day and year first above written.

  
Witness

  
James K. Robinson, Jr.

The address of the Grantees is:

1129 South New Street  
West Chester, PA 19382

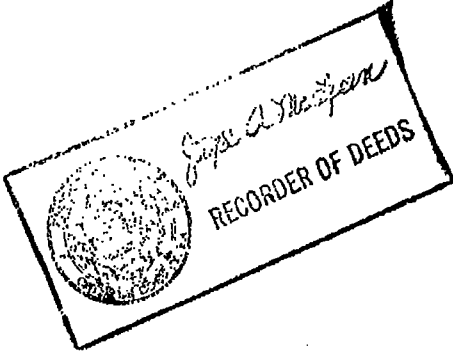
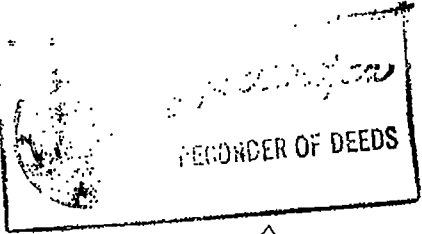
COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF CHESTER :

On this, the <sup>13<sup>th</sup></sup> day of August, 1998, before me, a Notary Public, personally appeared James K. Robinson, Jr., known to me to be a person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

  
NOTARY PUBLIC

Notarial Seal  
Kathleen M. Lyons, Notary Public  
West Chester Boro, Chester County  
My Commission Expires April 17, 1999  
Member, Pennsylvania Association of Notaries



DATE: 08/14/1998 TIME: 10:03A INST NO.: 59461

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 027536 TYPE DOC : DEED  
REC FEE : 13.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.50  
DATE: 08/14/1998 TIME: 10:03A INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 027536 TYPE DOC : HOUSING  
REC FEE : 13.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00  
DATE: 08/14/1998 TIME: 10:03A INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 027536 TYPE DOC : CO REC FUND  
REC FEE : 1.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00  
DATE: 08/14/1998 TIME: 10:03A INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 027536 TYPE DOC : RE REC FUND  
REC FEE : 1.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00  
DATE: 08/14/1998 TIME: 10:03A INST NO.:

CHESTER COUNTY, PA  
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 027536 TYPE DOC : OTHER  
REC FEE : 1.00  
LOC RTT : 0.00  
ST RTT : 0.00  
WRIT TAX : 0.00

RETURN TO

Lamb, Wristle

Unofficial

**PREPARED BY:**

Commonwealth Land Title  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103  
(215) 568.9690



**RETURN TO:**

Commonwealth Land Title  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103  
(215) 568.9690

**PARCEL NO.:** 67-4-30, 67-4-31, 67-4-32, 67-4-44, 67-4-33.1

**Consideration: \$1.00**  
**Local Transfer Tax: \$14,802.18**  
**State Transfer Tax: \$14,802.18**

---

File #:PHL15-30064/21 943 028/5551083

**DEED**

Unofficial

COPY

Prepared by: Edward E. McFalls

Return to:  
Edward E. McFalls  
c/o Westminster Presbyterian Church  
10 W. Pleasant Grove Road  
West Chester, PA 19382

**Tax Parcel #s: 67-4-30**  
**67-4-31**  
**67-4-32**  
**67-4-33**  
**67-4-33.1**

COPY

**DEED**

**This Indenture made the 29<sup>th</sup> day of December in the year Two Thousand Fifteen,  
by and between**

**WESTMINSTER PRESBYTERIAN CHURCH**  
of the Borough of West Chester,  
a Pennsylvania Non-Profit Corporation

**(hereinafter called the Grantor), of the one part, and**

**CREBILLY FARM FAMILY ASSOCIATES, LP**  
a Pennsylvania Limited Partnership

**(hereinafter called the Grantee), of the other part,**

***Witnesseth*, That the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,**

Premises A

ALL THAT CERTAIN tract of land, hereditaments and appurtenances SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner of land belonging to Clarence O. Miller and in a line of land

belonging to James K. Robinson, the Northwest corner of the Grantor's land; THENCE extending by said Robinson's land, North 62 degrees 30 minutes East, 528.00 feet to the center of the Old Wilmington Road; THENCE extending along said road, South 08 degrees 30 minutes East 13.00 feet to a point; THENCE along land of the Grantor, South 62 degrees 30 minutes East, 230.8 feet to a point; THENCE along Grantor's land South 28 degrees 30 minutes East 152.00 feet to an iron pin in line of land belonging to Clarence O. Miller, aforesaid, near the corner of land belonging to Carol W. Icleine; THENCE extending by said Miller's land, the next 2 courses and distances to wit: (1) South 62 degrees 30 minutes West, 297.2 feet to an iron pin, and (2) North 28 degrees 30 minutes West, 165.00 feet to the first mentioned point and place of beginning.

**Premises B**

ALL THAT CERTAIN tract of land, hereditaments and appurtenances SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the West side of Wilmington Road; thence by lands late of Patrick Garvey, South 62.50 degrees West, 32.00 perches to a post; thence by lands late of Albert Darlington, South 28.50 feet East, 10.00 perches to a post; thence by said lands and lands late of Mary Few, et al, North 62.50 degrees thence by same North 28.50 degrees West, 10.00 perches to the first mentioned place of beginning.

EXCEPTING AND RESERVING ALL that certain tract of land situate in the Township of Westtown, Chester County, Pennsylvania bounded and described as follows to wit:

BEGINNING at an iron pin, a corner of lands now or late of Clarence O. Miller in line of lands now or late of James K. Robinson, the Northwest corner of the herein described tract; thence extending by said lands of Robinson, North 62 degrees 30 minutes East, 528.00 feet the center of the Old Wilmington Road; thence extending along said road, South 28 degrees 30 minutes East 13.00 feet to a point; thence along lands of Ruth Roberts South 62 degrees 30 minutes East, 152.00 feet to an iron pin in line of lands now or late of Clarence O. Miller, aforesaid plan the corner of lands now or late or Carroll W. Kleine; thence by distances (1) South 62 degrees 30 minutes West, 297.20 feet to an iron pin; and (2) North 28 degrees, 30 minutes West, 165.00 feet to the first mentioned point and place of beginning.

BEING Known as No. 1142 Wilmington Pike.

**Premises C**

ALL THAT CERTAIN message and lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone at the Southeasterly side of the road leading to Wilmington, a corner of lands late of William M. Taylor; thence along said lands South 62.50 degrees West 10.00 perches to a post; thence North 28 degrees West 4.00 perches to a corner in line of lands late of Elizabeth Cooper; thence along same North 62.50 degrees East 10.00 perches to a corner stone of said Cooper lot and by the Westerly side of the road, aforesaid; thence along same South 28 degrees East 4.00 perches to the first mentioned point and place of beginning.

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the Southwest corner of lands now or late of Oscar Highfield and the corner of lands now or late of Andrew J. Taylor; thence by lands of said Highfield, North 28 degrees West 4.00 perches to the Northwest corner of lands said Highfield original tract and in

line of lands formerly of William Coburn, now or late of Richard Robert, thence along said lands South 62.50 degrees West 3.50 perches to a corner; thence extending along lands now or late of Andrew J. Taylor, of which this is a part, South 28 degrees East 4.00 perches to a new corner; thence North 62.50 degrees East 3.50 perches to the first mentioned point and place of beginning.

**Premises D**

ALL THAT CERTAIN message and lot or piece of land SITUATE in the Township of Westtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a post in a road, a corner of land now or late of John Q. Taylor; thence along the said road North 28 degrees West, 8 perches, and South 62 1/2 degrees West, 10 perches, and North 28 degrees West 4 perches; thence by land now or late of the Misses Few and William Cobourn, South 62 1/2 degrees West, 22 perches to a post, and North 28 1/2 degrees West, 10 perches to a post in a line of land now or late of D. Cannan; thence by the same and land now or late of M. Brannan, South 62 1/2 degrees West, 22.2 perches to a post, a corner of land now or late of John Q. Taylor; thence by the same South 28 1/2 degrees East, 21.3 perches to a corner of land now or late of said John Q. Taylor; thence by the same North 62 1/2 degrees East, 49.2 perches to a post; thence South 28 degrees East, 10 feet to a post; thence North 62 1/2 degrees East, 4 perches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot or tract of land SITUATE in Westtown Township, Chester County, Pennsylvania, designated as Parcel 'C' on Subdivision Plan of Henry L. Bennett prepared by Edgar Laub, Registered Surveyor dated 5/17/84 and recorded in the Office of the Recorder of Deeds of Chester County as Plan #5020, bounded and described as follows:

BEGINNING at an iron pin, and Southwest corner of lands of Howard R. Yarnall, Jr.; thence from said point of beginning, South 28 degrees 05 minutes 50 seconds East, 25.79 feet to an iron pin in the center of a 50 foot right of way; thence by said right of way center line, South 67 degrees 06 minutes 20 seconds West, 50 feet; thence by Parcel "B" South 67 degrees 06 minutes 20 seconds West, 306.74 feet to an iron pin in line of lands of J. K. Robinson, Jr., the following 2 courses and distances: (1) North 31 degrees 52 minutes 10 seconds West, 163.01 feet to an iron pin; thence (2) North 62 degrees 33 minutes 40 seconds East, 366.3 feet to an iron pin and corner of lands of H. R. Yarnall, Jr.; thence by said H.R. Yarnall, Jr., South 28 degrees East, 165 feet to the point of beginning.

TOGETHER with the following described easement and right-of-way: From the aforesaid point of beginning, North 75 degrees 57 minutes 40 seconds East, 304.7 feet; thence North 63 degrees 36 minutes 20 seconds East, 239.74 feet to the center of the Old Wilmington Road; thence by said road, South 28 degrees East, 50 feet; thence South 63 degrees 36 minutes 20 seconds West, 244.46 feet to an iron pin; thence South 75 degrees 57 minutes 40 seconds West, 303.24 feet to an iron pin; thence South 28 degrees 05 minutes 50 seconds West, 51.58 feet to the point of beginning.

**Premises E**

ALL THAT CERTAIN lot or tract situate in Westtown Township, Chester County, PA designated as Parcel "C" Registered Surveyor dated 5/17/1984 and recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 5020, bounded and described as follows:

BEGINNING at an iron pin, and Southwest corner of lands of Howard R. Yarnall, Jr., thence from said point of beginning, South 28 degrees 6 minutes 50 seconds East, 25.79 feet to an iron pin in the center of a 50 feet right-of-way center line, South 67 degrees 6 minutes West, 50 feet, thence

by Parcel "B", South 67 degrees 6 minutes 20 seconds West, 306.74 feet to an iron pin in line of lands of J.K. Robinson, Jr., the following 2 courses and distance (1) North 31 degrees 52 minutes 10 seconds West, 163.01 feet to an iron pin; thence (2) North 62 degrees 33 minutes 40 seconds East, 366.3 feet to an iron pin, and corner of lands of M. R. Yarnall, Jr., thence by said M. R. Yarnall, Jr., South 28 degrees East, 165 feet to the point of beginning.

TOGETHER with the following described easement and right-of-way: From the aforesaid point of beginning, North 75 degrees 57 minutes 40 seconds East, 304.7 feet; thence North 63 degrees 36 minutes 20 seconds East, 239.74 feet to the center of the Old Wilmington Road; thence by said road, South 28 degrees East, 50 feet; thence South 63 degrees 36 minutes 20 seconds West, 240.46 feet to an iron pin thence South 75 degrees 57 minutes 40 seconds West 303.24 feet to an iron pin; thence North 28 degrees 5 minutes 50 seconds West, 51.28 feet to the point and place of beginning.

Tax ID / Parcel No. 67-4-30 (A), 67-4-31 (B), 67-4-32 (C), 67-4-33 (D) and 67-4-33.1 (E)

As to Premises A

Being the same premises which Allan Peppelman and Paula Robinson, husband and wife by Deed dated 1-9-2008 and recorded 1-16-2008 in Chester County in Record Book 7347 Page 1163 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises B

Being the same premises which Larry V. Will and Anne M. DiFiore-Will, husband and wife by Deed dated 8-27-2008 and recorded 8-28-2008 in Chester County in Record Book 7507 Page 250 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises C

Being the same premises which Jerry W. Palma and E. Joan Palma, husband and wife by Deed dated 1-16-2008 and recorded 1-25-2008 in Chester County in Record Book 7353 Page 489 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises D

Being the same premises which The Henry L. Bennett, Sr. Revocable Living Trust by Deed dated 12-24-2007 and recorded 1-8-2008 in Chester County in Record Book 7341 Page 2156 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises E

Being the same premises which Michael A. Mazzarelli and Susan F. Mazzarelli, husband and wife by Deed dated 1-21-2008 and recorded 2-6-2008 in Chester County in Record Book 7361 Page 1401 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

And the said Westminster Presbyterian Church of West Chester is now known as Westminster Presbyterian Church of the Borough of West Chester, a Pennsylvania Non-Profit Corporation.

**Together with all and singular the Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise 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 Grantor in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

*To have and to hold* the said Premises and the 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; its Successors and Assigns do by these presents, covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, that it, the said Grantor 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, its Successors and Assigns, against it, them or any of them, shall and will BY THESE PRESENTS WARRANT and forever DEFEND.

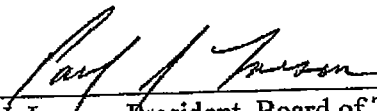
Grantor and Grantee intend, acknowledge and agree that the conveyance of this Property by Grantor to Grantee is part of a tax-free exchange of like-kind properties, within the meaning of Section 1031 of the Internal Revenue Code, with the excess of the value of the Property being conveyed by Grantee to Grantor under a separate Deed of this date over the value of the Property being conveyed by Grantor to Grantee in said exchange constituting a charitable contribution by Grantee to Grantor under Section 170 of the Internal Revenue Code. By accepting said separate Deed and the conveyance therein Grantor represents to Grantee that Grantor is a church within the meaning of Sections 170(b)(1)(A)(i) and 170(c)(2)(B) of the Internal Revenue Code and that the Property being conveyed thereby by Grantee will be used by Grantor in carrying out its exempt mission.

*In Witness Whereof* THE SAID Grantor has caused these presents to be duly executed the day and year first hereinabove mentioned.

*Attest:*

**WESTMINSTER PRESBYTERIAN CHURCH**  
*of the Borough of West Chester*

  
\_\_\_\_\_  
Treasurer

  
\_\_\_\_\_  
Paul J. Larson, President, Board of Trustees

The Address of Grantee is:  
501 W. Street Road  
West Chester, PA 19382



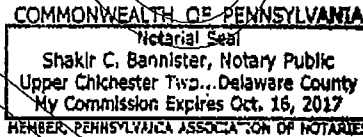
Commonwealth of Pennsylvania:

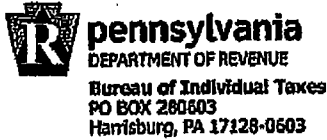
County of Chester :

On this, the 29<sup>th</sup> day of December, 2015, before me, Shakir C. Bannister the undersigned officer, personally appeared Paul J. Larson who acknowledged himself to be the President of the Board of Trustees of Westminster Presbyterian Church of the Borough of West Chester, a Pennsylvania Non-Profit Corporation, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

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

*Shakir C. Bannister*





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name <b>Edward McFalls</b>		Telephone Number: <b>(610) 585-3190</b>	
Mailing Address <b>10 West Pleasant Grove Road</b>		City <b>West Chester</b>	State <b>PA</b>
		ZIP Code <b>19382</b>	

**B. TRANSFER DATA**

Date of Acceptance of Document <b>12 / 29 / 2015</b>			
Grantor(s)/Lessor(s) <b>Westminster Presbyterian Church</b>	Telephone Number:	Grantee(s)/Lessee(s) <b>Crebilly Farm Family Associates, LP</b>	Telephone Number:
Mailing Address <b>10 West Pleasant Grove Road</b>		Mailing Address <b>501 W. Street Road</b>	
City <b>West Chester</b>	State <b>PA</b>	ZIP Code <b>19382</b>	
		City <b>West Chester</b>	State <b>PA</b>
		ZIP Code <b>19382</b>	

**C. REAL ESTATE LOCATION**

Street Address <b>See Attached</b>		City, Township, Borough <b>Westtown Township</b>	
County <b>Chester</b>	School District <b>West Chester Area</b>	Tax Parcel Number <b>see attached</b>	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration <b>0.00</b>	2. Other Consideration <b>+ real estate exchange</b>	3. Total Consideration <b>= N/A - see attached</b>
4. County Assessed Value <b>817,800.00</b>	5. Common Level Ratio Factor <b>x 1.81</b>	6. Computed Value <b>= 1,480,218.00</b>

**E. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed <b>\$</b>	1b. Percentage of Grantor's Interest in Real Estate <b>%</b>	1c. Percentage of Grantor's Interest Conveyed <b>%</b>
--	---	---

**2. Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. **11450962 B: 0242 P: 489 DEE**  
**12/30/2015 12:22:54 PM Page 8 of 9** (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.) \_\_\_\_\_

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 	Date <b>12/29/15</b>
---	-------------------------

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

**ATTACHMENT TO STATEMENT OF VALUE –**

**Transfer – Westminster Presbyterian Church to Crebilly Farm Family Associates, LP**

(List of addresses; tax parcels #s, assessments, & computed values)

Address	Parcel #	Assessment	CLR	Computed Value**
1140 Old Wilmington Pike, West Chester, Pa	67-4-30	\$111,870	1.81	\$202,484.70
1142 Old Wilmington Pike, West Chester, Pa	67-4-31	\$172,930	1.81	\$313,003.30
1144 Old Wilmington Pike, West Chester, Pa	67-4-32	\$178,460	1.81	\$323,012.60
1146 Old Wilmington Pike, West Chester, Pa	67-4-33.1	\$178,290	1.81	\$322,704.90
1148 Old Wilmington Pike, West Chester, Pa	67-4-33	\$176,250	1.81	\$319,012.50
<b>TOTAL</b>		<b>\$817,800</b>		<b>\$1,480,218.00</b>

\*\* Per 61 Pa. Code 91.135 "the value of real estate is its *computed value* where the real estate is transferred . . . in exchange for property other than cash or credit in a bona fide sales or otherwise". Per 61 Pa. Code 91.135(a) "*Computed value*" is the amount determined by multiplying the assessed value of the realty for local real estate tax purposes by the common level ratio factor of the taxing district".

Subject Property is being exchanged for another like-kind property (being part of tax parcel number 67-4-29.4) in a tax free exchange pursuant of IRC Section 1031.