

114



Prepared By:  
Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333-1509  
Phone: (610)889-7000

Return To:  
ATTN: Post-Closing Dept.  
Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333

RETURN TO

UPI #67-2R-47

File Number: 10PA0728

# DEED

Carl M. Ingram, Executor of the  
Estate of Virginia E. Ingram,

TO

Nathan L. Bump and Cheryl V. Bump, and David T.  
Videon

PREMISES:  
1106 Cardinal Dr  
Township of Westtown  
County of Chester  
PA  
67-2R-47

The address of the above named Grantee(s) is:  
1106 Cardinal Dr, West Chester, PA 19382

Certified by: [Signature]

[Handwritten signature]

**EXHIBIT**  
"A-1"

This Document Recorded  
03/30/2010 State RTT: 3,580.00  
01:16PM Local RTT: 3,580.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 11003698  
Receipt #: 498700  
Rec Fee: 66.00



11003698  
Page 1 of 4  
B-7889 P-565

TRIDENT LAND TRANSFER CO LP

03/30/2010 01 18P

DEED

This Indenture Made this 11<sup>th</sup> day of March, 2010  
Between Carl M. Ingram, Executor of the  
Estate of Virginia E. Ingram,, (hereinafter called the Grantor) and

Nathan L. Bump and Cheryl V. Bump, and David T. Videon,  
(hereinafter called the Grantees)

Witnesseth That the said Grantor for and in consideration of the sum of **Three Hundred Fifty Eight Thousand (\$358,000.00)** Dollars lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety as to Nathan L. and Cheryl V. Bump, and collectively as joint tenants with the right of survivorship as to all three grantees.  
**SEE EXHIBIT "A"**

Together with all and singular the improvements, ways, streets, alleys, driveways, 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 Grantor as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

(TRUSTEES' (SPECIAL WARRANTY) WARRANTY)

And the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that 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 Grantees, their heirs and assigns, against the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND  
OR

AND the said Grantor does covenant, promise and agree, to and with the said Grantees, heirs and assigns, by these presents, that the said Grantor has/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 incumbered, in title, charge, estate, or otherwise howsoever.





Exhibit "A"

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Westtown, County of Chester, State of Pennsylvania, and described according to a plan of property of Westtown Development Company, Inc., said plan known as Penn-Wood-South, Section A, said plan made by G. D. Houtman and Son, civil Engineers, dated November 20, 1962 and revised January 8, 1963, said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, before revision date, in Plan Book No. 14, page 42, on December 21, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cardinal Lane (50 feet wide) said point being measured by the two following courses and distances from a point of curve on the Southeasterly side of Robin Drive (50 feet wide); (1) leaving Robin Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Cardinal Lane and (2) South 54 degrees, no minutes East along the said side of Cardinal Lane, 266.00 feet to the point of beginning; thence extending from said point of beginning along the said side of Cardinal Lane the three following courses and distances, to wit: (1) South 54 degrees, no minutes East, 21.18 feet to a point of curve in the same; (2) Southeastwardly on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 69.88 feet to a point of tangent in the same and (3) South 21 degrees, 58 minutes East, 39.26 feet to a point of curve in the same; thence extending Southeastwardly and Southwestwardly, partly along the Southwesterly and partly along the Northwesterly sides of Cardinal Lane (variable widths) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 36.14 feet to a point of reverse curve on the Northwesterly side of Cardinal Lane (variable widths); thence extending Southwestwardly and Southeastwardly, partly along the Northwesterly and partly along the Southwesterly sides of Cardinal Lane (variable widths) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 88.50 feet to a point on the Southwesterly side of Cardinal Lane (50 feet wide); thence extending South 21 degrees, 58 minutes East along the Southwesterly side of Cardinal Lane (50 feet wide) 06.70 feet to a point in line of and now or late of Otho E. Lone Estate; thence extending along the last mentioned land South 68 degrees, 02 minutes West, 234.20 feet to a point, a corner of Lot No. 3; thence extending along Lot No. 3, North 54 degrees, no minutes West, 95.00 feet to a point, a corner of Lot No. 4; thence extending partly along Lots Numbers 4 and 5, North 36 degrees, no minutes East, 300.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 6 as shown on the above mentioned Plan.

UNDER AND SUBJECT to conditions and restrictions as are now of record.

BEING the same premises which Cordelia H. Schroeder, by Deed dated 9/3/1980 and recorded 9/6/1980 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book G-57 Page 69, granted and conveyed unto Alvin R. Ingram and Virginia E. Ingram, his wife, their heirs and assigns, in fee.

AND THE SAID Alvin R. Ingram departed this life on 1/23/04, whereby title was vested into Virginia E. Ingram, his wife, by operation of law.

AND THE SAID Virginia E. Ingram departed this life on 11/28/2009 leaving a Will dated 10/15/2009 registered and probated in Chester County Register of Wills Office File No. 15-09-1926 wherein said Testatrix did appoint Carl M. Ingram the Executor thereof, to whom Letters Testamentary were duly granted on 12/7/2009.

UPI #67-2R-47



11003698  
Page 3 of 4  
B-7889 P-565

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

Carl M. Ingram, Executor of the Estate of  
Virginia E. Ingram

✓ Carl M. Ingram EXEC  
Carl M. Ingram, Executor

✓ *State of California*  
COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF *Santa Clara* )

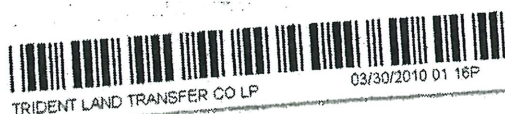
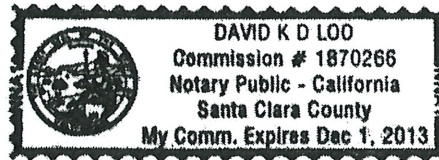
On this, the *17th* day of March, A.D. 2010, before me, a notary public the undersigned officer, personally appeared Carl M. Ingram, Executor of the Estate of Virginia E. Ingram, ~~known to me~~ (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires:

*12/01/2013*

*David K D Loo*  
Notary Public



11003698  
Page 4 of 4  
B-7889 P-565