



RETURN TO

Manito Abstract Company, Inc.
72068-M

THIS DEED, made this 6th day of November, 2003,

BETWEEN, Jane A. Watt, (hereinafter called the "Grantor") of the one part, and

Westtown School (hereinafter called the "Grantee"), of the other part,

WITNESSETH, That in consideration of Four Hundred Forty-Five Thousand....(\$445,000.00).... and 00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, their successors and assigns,

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, Situate in Westtown Township, Chester County, Pennsylvania, being shown on Plan of Property of Old Sawyer House, Friends Fiduciary Corporation, by Henry S. Conroy, Inc., division of Chester Valley Engineers, Paoli, Pennsylvania, dated June 7, 1962 and revised June 21, 1962, and being more fully described, as follows:

BEGINNING at an iron pin a corner of a One hundred foot right of way leading through lands of the grantor from Westtown Road to the tract herein described said point of beginning being along the Northwest line of said right of way North thirty-six degrees forty-seven minutes East three hundred fifty-seven and fifty one-hundredths feet from a spike in the title line of Westtown Road LR # 15090; said spike being along the title line of Westtown Road the following six courses from a spike marking the intersection of the title line of Westtown Road with the center line of Westtown Way Appl. 4691; (1) South one degree twenty-six minutes East one hundred sixty-three and seventy-seven one-hundredths feet to a spike; (2) South three degrees forty-eight minutes forty seconds West two hundred one and twenty-one one-hundredths feet; (3) along the East of land now or late of Thierry Van Casteel Phillips, South twenty degrees six minutes forty seconds East two hundred twenty-four one-hundredths feet; (4) South thirty-five degrees, two minutes ten seconds East seventy feet; (5) South forty-nine degrees forty-five minutes East one hundred feet; (6) South fifty degrees fifteen minutes East two hundred feet; thence from the aforementioned point of beginning and continuing along and through the Friends Fiduciary Corporation the following five courses as shown on the aforementioned plan; (1) North nine degrees forty minutes thirty seconds West two hundred four and eleven one-hundredths feet to an iron pin; (2) North eighty degrees nineteen minutes Thirty seconds East three hundred twenty-six and seventy one-hundredths feet to an iron pin; (3) South nine degrees forty minutes thirty seconds East four hundred feet to an iron pin; (4) South eighty degrees nineteen minutes thirty seconds West three hundred twenty-six and seventy one-hundredths feet; (5) North nine degrees forty minutes thirty seconds West one hundred ninety-five and eighty-nine one-hundredths feet to the point of beginning.

BEING Chester County UPI 67-2-25.1. ✓



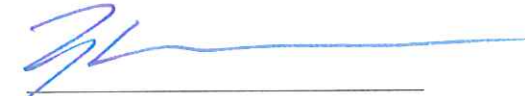
BEING the same premises which Friends Fiduciary Corporation, Trustee for Westtown Boarding School, by deed dated 11/5/1962 and recorded 11/14/1962 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book T-34, page 161, granted and conveyed unto John J. Watt and Jane A. Watt, his wife, in fee.

AND the said John J. Watt has since departed this life, thereby premises vests in Jane A. Watt.

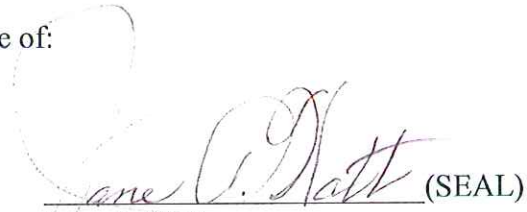
AND the said Grantor does hereby covenant to and with the said Grantee that she, the said Grantor **SHALL** and **WILL** by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee his/her heirs and assigns, against 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 Grantor have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:



Witness

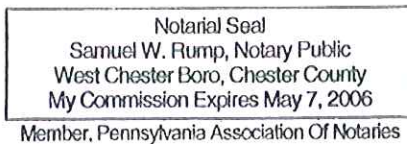
 (SEAL)

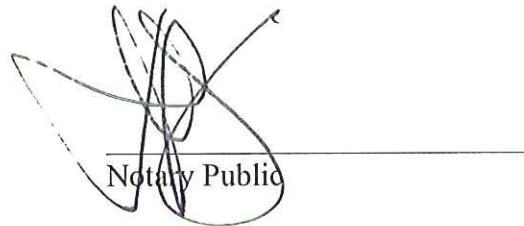
Jane A. Watt

State of Pennsylvania

County of Chester

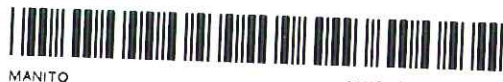
On this 6th day of November, 2003, before me, the undersigned officer, personally appeared Jane A. Watt, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. **IN WITNESS WHEREOF**, I hereunto set my hand and official seal.





Notary Public

The address of the Grantee is:
Westtown Road
Westtown, PA 19395



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