

11830611 B: 10533 P: 48 DEE  
05/06/2021 11:05:46 AM Page 1 of 16  
Rec Fees: \$160.75 Local: \$51,500.00 State: \$51,500.00  
Chris Pielli Recorder of Deeds, Chester County, PA

Prepared by and Return to:

Penn Transfer, LLC  
227 Granite Run Drive, Suite 100  
Lancaster, PA 17601

File No. PTShilohRoad



Consideration \$5,150,000.00  
Local Transfer \$51,500.00  
State Transfer \$51,500.00

Premises:

1013 Shiloh Road  
West Chester, PA 19382  
Parcel No 67-02-0023 UPI 67-2-23



This Indenture, made the 13<sup>th</sup> day of April, 2021,

Between

**Rhonda Stokes Vinson and Virginia Stokes Brubaker, Individually and as Executrixes of Estate of Lucille Stokes, Virginia Stokes Brubaker, Trustee of Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009, Virginia Stokes Brubaker, Individually and as Co-Trustee, and Rhonda Stokes Vinson, Co-Trustee of Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2014 Carolyn K. Stokes, Individually and as Executrix, and Ashlee K. Stokes-Goodman, Devisee, and Aimee K. Stokes, Devisee of Estate of Kenton S. Stokes and Carolyn K. Stokes, Aimee K. Stokes and Ashlee Stokes Goodman**

(hereinafter called the Grantors), of the one part, and

**Fox Clearing, LLC, a Pennsylvania Limited Liability Company**

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

Witnesseth, that the said Grantors for and in consideration of the sum of **FIVE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$5,150,000.00)** 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 successors and assigns:

PREMISES "A"

ALL THAT CERTAIN tract, lot, or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania described according to a plan of property of Mrs. Walter Rhoads White made by G.D. Housman, Civil Engineer, dated November 201,952, and last revised September 101,954.

BEGINNING at a point, a corner of land being retained by Eleanor White Roland, the said point being 26 feet South 22 degrees 34 minutes East from a stone, the said stone being 252.85 feet South 22 degrees 25 minutes 30 seconds East from a point on the Southerly side of a 50 feet wide right of way, the said

point being measure along the said Southerly side of the said right of way 50.19 feet South 78 degrees 4 minutes West from another point on the said Southerly side, the said other point being 16.13 feet North 83 degrees 22 minutes West from the intersection of the said Southerly side of the said right of way with the center line of Westtown Road, the said point of intersection being 155.5 feet North 25 degrees 52 minutes West from a point in the center line of Chester Creek, the said point in the center of Chester Creek being 4006.3 feet measured in a Northwesterly direction along the various courses of the said center line of Westtown Road from the intersection of the said center tree of Westtown Road with the center line of John Nys Way; thence from the said point of beginning and along land now or late of Westtown School, South 22 degrees 34 minutes East 741.83 feet to a marble stone, South 22 degrees 31 minutes 10 seconds East 405.17 feet to a marble stone and South 22 degrees 35 minutes East 435.76 feet to an iron pipe; thence along land now or late of Marshall Jones, South 60 degrees 20 minutes West 964.28 feet to an iron pipe; thence North 89 degrees 36 minutes West 784.95 feet to a point; thence along land of Francis H. Speckler and Elizabeth Speckler, his wife, North 23 degrees 45 minutes West 20 feet to a concrete marker and North 89 degrees and 36 minutes West 595.78 feet to a point in the center of Shiloh Road; thence along the same North 23 degrees 45 minutes West 188.99 feet to a point; thence along land or Harry W. Best and Marilyn W. Best, his wife, North 64 degrees 53 minutes East 21 feet to a point, North 62 degrees 57 minutes East 684.15 feet to a point and North 20 degrees 6 minutes 10 seconds East 74 feet to a point; thence along land of Martin L. Briner and Joyce W. Briner, his wife, South 69 degrees 53 minutes 0 seconds East 417.6 feet to a point, North 64 degrees 40 minutes East 95.4 feet to a point and North 28 degrees and 58 minutes West 685.36 feet to a point; thence along land now or late of John S. Barrett, Jr., North 66 degrees and 57 minutes East 211.35 feet to a stone and North 22 degrees 35 minutes 30 seconds West 682.90 feet to an iron pin; thence along land now or late of T. Van C. Phillips Estate, North 66 degrees 25 minutes 30 seconds East 495.79 feet to a point; thence along land of Daniel D. White and Holland & J. White, his wife, South 15 degrees 13 minutes East 29 feet to a point; thence along land being retained by Eleanor White Rowland, South 15 degrees 13 minutes East 35 feet to a point and North 72 degrees 37 minutes East, 623.8 feet to the first mentioned point and place of beginning.

EXCEPTING and always RESERVING out of the above granted land the free, sole, absolute and exclusive use of a right to hold all waters of Chester Creek and the branch or branches thereof, the premises late of James Gibson upon which the boarding school is located, shall forever be and remain a perfectly straight line all the way from the Spanish oak to a corner stone in Pierce Hollingsworth's land in a line of public road, as more fully recited and set out in Deed Book L, Volume 12, Page 39.

TOGETHER with the free right, use, liberty and privilege over a certain SQ feet Wide right of way established along the Southern line of land conveyed to Daniel D. White and Hollande J. White, his wife, as recorded in Deed Book T-25, Page 7, in common with the said Daniel D. White and Hollande J. White, his wife, and the grantors, their heirs and assigns, as and for a passageway from the lands herein conveyed to Westtown Road, subject to the proportionate cost of maintenance of the aforesaid right of way.

Under and subject to the right of Martin L. Briner and Joyce W. Briner, his wife, theirs and assigns, in common with the grantees herein, their heirs and assigns, to the right, use, liberty and privilege of a certain 40 feet wide right of way now in existence extending along the South line of lands of the said Martin L. Briner and Joyce W. Briner, his wife; and thence in a Westerly direction across the lands herein conveyed as and for a passageway for ingress and egress to and from Shiloh Road; Under and Subject also at all times hereafter to the proportionate cost of maintaining, paving and grading the said right of way.

ALSO EXCEPTING THEREFROM AND THEREOUT, the following two tracts of land:

ALL THAT CERTAIN piece or ground conveyed to Eleanor White Roland and Edgar H. Roland in Deed Book V-34 Page 493.

ALL THAT CERTAIN piece or ground conveyed to Henry M. Best and Madilyn W. Best in Deed Book U-38 Page 599.

PREMISES "B"

ALL THAT CERTAIN parcel or ground situate in the Towns hip or Westtown, County or Chester and Commonwealth of Pennsylvania, described according to a plan of property of Mrs. Walter Rhodes White, prepared by G. D. Housman & Son, Civil Engineers, dated November 20, 1952 and last revised March 26, 1969, as follows:

BEGINNING at an interior point on the line of lands dividing the property of Harry Best and Milton Stokes, the said interior point being measured along said line of lands 222.62 feet North 62 degrees 57 minutes East from a point and 210 feet North 64 degrees 53 minutes East from a point in the center line of Shiloh Road, the said point being 398.81 feet South 23 degrees 45 minutes East from another point in the center line of Shiloh Road, the said other point being the Northwestern most property corner of lands of Harry Bast; thence from the said point or beginning and passing through lands of Harry Bast the three following courses and distances: (1) North 61 degrees 43 minutes 30 seconds East, 376.26 feet to a pipe; (2) North 57 degrees 37 minutes East 78.85 feet to a pipe; (3) South 51 degree 04 minutes East 16.83 feet to a pipe; thence along the present dividing line between lands of Harry Bast and Milton Stokes South 62 degrees 57 minutes West, 461.53 feet to the first mentioned point and place of BEGINNING.  
point and place of beginning.

TRACT A:

BEING the same premises which John J, Keven and Georgette M. Keven, by Indenture dated 10/26/55 and recorded 10/26/55 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 0-27 page 509, granted and conveyed unto Milton R. Stokes and Lucille S. Stokes.

AND BEING the same premises which Milton R. Stokes and Lucille S. Stokes, by Indenture dated 6/18/99 and recorded 7/1/99 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4591 page 1625, granted and conveyed unto Milton R. Stokes and Lucille S. Stokes, as tenants in common.

AND the said Milton R. Stokes departed this life 4/27/06 leaving a will registered and probated in Chester County as Will No. 1506-1913, in which the said decedent appointed Lucille S. Stokes as Executrix to Whom Letters Testamentary were granted by the Register of Wills on 10/28/08.

BEING THE SAME PREMISES WHICH Lucille S. Stokes, individually and as Executrix of the Estate of Milton R. Stokes, deceased, by deed dated 4/10/09 and recorded April 29, 2009 granted and conveyed a 25% interest unto Lucille S. Stokes Irrevocable Trust.

AND THEREAFTER, Virginia Stokes Brubaker, as Trustee until the Lucille S. Stokes Irrevocable Trust, dated April 10, 2009, by deed dated 1/17/20 and recorded 1/13/21 in the Recorder's Office in and for Chester County in Record Book 10411, Page 2044, granted and conveyed its 25% interest unto Rhonda Stokes Vinson.

AND BEING THE SAME PREMISES WHICH Lucille S. Stokes, individually and as Executrix of the Estate of Milton R. Stokes, deceased by deed dated 7/10/2014 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8987 page 34, granted and conveyed a 12.5% interest unto Lucille S. Stokes Irrevocable Trust II.

AND THEREAFTER, Rhonda Stokes Vinson, as Trustee under the Lucille S. Stokes Irrevocable Trust II, dated July 10, 2014, by deed dated 1/17/20 and recorded 1/13/21 in the Recorder's Office in and for Chester County, Pennsylvania in Record Book 10411, Page 2037, granted and conveyed its 12/5% interest unto Virginia Stokes Brubaker.

AND BEING the same premises which Lucille S. Stokes, individually as to her 50 interest and Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, by Re-Recorded Deed dated 9/17/09 and recorded 9/29/09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7781 page 120, granted and conveyed unto Lucille S. Stokes Irrevocable Living Trust, dated 4/10/09 (25%) interest, Lucille S. Stokes, individually (25% interest), Rhonda Stokes Vinson (25% interest) and Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, for continuing administration (25% interest), in fee,

AND BEING the same premises which Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, by Indenture dated 6/29/12 and recorded 7/3/12 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8461 page 925, granted and conveyed unto Carolyn Stokes, Executrix of the Estate of Kenton S. Stokes (25% interest), in fee.

AND BEING the same premises which Lucille S. Stokes, by Indenture dated 7/10/14 and recorded 9/17/14 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8987 page 34 granted and conveyed a 12.5% interest unto The Lucille S. Stokes Irrevocable Trust II.

AND THEREAFTER, BEING THE SAME PREMISES WHICH Lucille S. Stokes, individually and as Executrix of the Estate of Milton R. Stokes, deceased, by re-recorded deed dated September 17, 2009 and recorded September 29, 2009 in the Recorder's Office in and for Chester County, Pennsylvania in Record Book 7781, Page 120, granted and conveyed 25% unto Lucille S. Stokes Irrevocable Trust; 25% unto Lucille S. Stokes, individually; 25% to Rhonda Stokes Vinson and 25% to Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, for the continuing administration of the estate.

AND BEING THE SAME PREMISES WHICH Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, by deed dated 6/29/12 and recorded 9/17/14 in the Recorder's Office in and for Chester County, Pennsylvania in Record Book 8461, Page 925, granted and conveyed a 25% interest unto Carolyn Stokes, Executrix of the Estate of Kenton S. Stokes.

AND BEING THE SAME PREMISES WHICH Lucille S. Stokes, Executrix of the Estate of Milton R. Stokes, deceased, by deed dated 7/10/14 and recorded 7/3/14 in the Recorder's Office in and for Chester County, Pennsylvania in Record Book 8987, Page 34, granted and conveyed a 12.5% interest unto The Lucille S. Stokes Irrevocable Trust II.

AND THE SAID Lucille Stokes departed this life on 12/24/19 leaving a will registered and probated as Will No. 1520-0135, in which the said decedent appointed Virginia Stokes Brubaker and Rhonda Stokes Vinson To Whom Letters Testamentary were granted by the Register of Wills on 1/21/20.

Item 1B of the Will bequeathed her interest to the widow, Carolyn K. Stokes and their children, Ashlee K. Stokes Goodman and Aimee K. Stokes.

AND THEREAFTER, by deed dated April 17, 2021 and recorded April 7, 2021, Virginia Stokes Brubaker and Rhonda Stokes Vinson, as Co-Executrices of the Estate of Lucille S. Stokes, deceased, granted and conveyed the remaining 12.5% interest to Carolyn K. Stokes, Aimee K. Stokes and Ashlee Stokes Goodman, as tenants in common.

TRACT B:

BEING THE SAME PREMISES WHICH Harry M. Best and Marilyn W. Best, by Indenture dated 5/19/69 and recorded 5/21/69 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book U-38 page 596, granted and conveyed unto Milton R. Stokes and Lucille S. Stokes.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

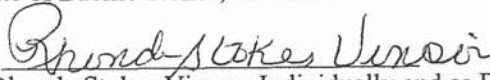
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use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

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its 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 Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, will SPECIALLY WARRANT and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

And the said, Executors of the aforesaid covenant, promise and agree to and with said Grantee, their heirs and assigns, that they, the said Executors of the aforementioned, 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 caused these presents to be duly executed the day and year first above written.

Estate of Lucille Stokes, deceased

By:   
Rhonda Stokes Vinson, Individually and as Executrix

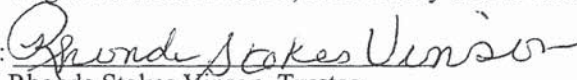
By: \_\_\_\_\_  
Virginia Stokes Brubaker, Individually and as Executrix

Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009

By: \_\_\_\_\_  
Virginia Stokes Brubaker, Trustee

Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2014

By: \_\_\_\_\_  
Virginia Stokes Brubaker, Individually and as Trustee

By:   
Rhonda Stokes Vinson, Trustee

Estate of Kenton S. Stokes

By: \_\_\_\_\_  
Carolyn K. Stokes, Individually and as Executrix

By: \_\_\_\_\_  
Ashlee K. Stokes-Goodman, Devisee

By: \_\_\_\_\_  
Aimee K. Stokes, Devisee

\_\_\_\_\_  
Carolyn K. Stokes,


\_\_\_\_\_  
Ashlee K. Stokes-Goodman

\_\_\_\_\_  
Aimee K. Stokes

STATE OF New Jersey } ss  
COUNTY OF Mercer

On this 14th day of April, 2021, before me the undersigned officer, personally appeared RHONDA STOKES VINSON, individually and as Executrix of the Estate of Lucille S. Stokes, deceased, 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  
My commission expires July 29th, 2025  
NICHOLAS LEARY  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 29, 2025

STATE OF New Jersey } ss  
COUNTY OF Mercer

On this 14th day of April, 2021, before me the undersigned officer, personally appeared RHONDA STOKES VINSON, individually and as Trustee of the Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2014, 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  
My commission expires July 29th, 2025  
NICHOLAS LEARY  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 29, 2025

AND THEREAFTER, by deed dated April 17, 2021 and recorded April 7, 2021, Virginia Stokes Brubaker and Rhonda Stokes Vinson, as Co-Executrices of the Estate of Lucille S. Stokes, deceased, granted and conveyed the remaining 12.5% interest to Carolyn K. Stokes, Aimee K. Stokes and Ashlee Stokes Goodman, as tenants in common.

TRACT B:

BEING THE SAME PREMISES WHICH Harry M. Best and Marilyn W. Best, by Indenture dated 5/19/69 and recorded 5/21/69 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book U-38 page 596, granted and conveyed unto Milton R. Stokes and Lucille S. Stokes.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

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

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its 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 Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, will SPECIALLY WARRANT and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

And the said, Executors of the aforesaid covenant, promise and agree to and with said Grantee, their heirs and assigns, that they, the said Executors of the aforementioned, 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 caused these presents to be duly executed the day and year first above written.

Estate of Lucille Stokes, deceased

By: \_\_\_\_\_  
Rhonda Stokes Vinson, Individually and as Executrix

By: Virginia Stokes Brubaker  
Virginia Stokes Brubaker, Individually and as Executrix



Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009

By: Virginia Stokes Brubaker  
Virginia Stokes Brubaker, Trustee

Lucille S. Stokes Irrevocable Living Trust II dated July 10, ~~2004~~ 2014

By: Virginia Stokes Brubaker  
Virginia Stokes Brubaker, Individually and as Trustee

By: \_\_\_\_\_  
Rhonda Stokes Vinson, Trustee

Estate of Kenton S. Stokes

By: \_\_\_\_\_  
Carolyn K. Stokes, Individually and as Executrix

By: \_\_\_\_\_  
Ashlee K. Stokes-Goodman, Devisee

By: \_\_\_\_\_  
Aimee K. Stokes, Devisee

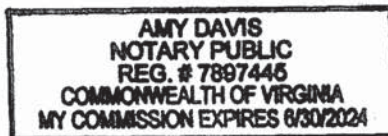
\_\_\_\_\_  
Carolyn K. Stokes,

\_\_\_\_\_  
Ashlee K. Stokes-Goodman

\_\_\_\_\_  
Aimee K. Stokes

STATE OF Virginia  
City  
COUNTY OF Harrisonburg

} ss



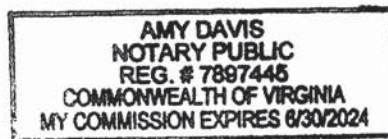
On this 14<sup>th</sup> day of April, 2021, before me the undersigned officer, personally appeared VIRGINIA STOKES BRUBAKER, individually and as Executrix of the Estate of Lucille S. Stokes, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Amy Davis  
Notary Public  
My commission expires 6/30/2024

STATE OF Virginia  
City  
COUNTY OF Harrisonburg

} ss



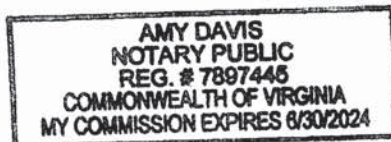
On this 14<sup>th</sup> day of April, 2021, before me the undersigned officer, personally appeared VIRGINIA STOKES BRUBAKER, individually and as Trustee of Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009 known to me (or satisfactorily proven) to be the person whose name is subscribed 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.

Amy Davis  
Notary Public  
My commission expires 6/30/2024

STATE OF Virginia  
~~CITY~~  
COUNTY OF Hamsonburg

} ss



On this 14<sup>th</sup> day of April, 2021, before me the undersigned officer, personally appeared VIRGINIA STOKES BRUBAKER, individually and as Trustee of Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2004, 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.

Amy Davis  
Notary Public  
My commission expires 4/30/2024

Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009

By: \_\_\_\_\_  
Virginia Stokes Brubaker, Trustee

Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2014

By: \_\_\_\_\_  
Virginia Stokes Brubaker, Individually and as Trustee

By: \_\_\_\_\_  
Rhonda Stokes Vinson, Trustee

Estate of Kenton S. Stokes

By: Carolyn K. Stokes  
Carolyn K. Stokes, Individually and as Executrix

By: Ashlee K. Stokes-Goodman  
Ashlee K. Stokes-Goodman, Devisee

By: \_\_\_\_\_  
Aimee K. Stokes, Devisee

Carolyn K. Stokes

Carolyn K. Stokes,

Ashlee K. Stokes-Goodman


Ashlee K. Stokes-Goodman

\_\_\_\_\_  
Aimee K. Stokes

Commonwealth of Pennsylvania  
STATE OF \_\_\_\_\_ } ss  
COUNTY OF Montgomery

On this 13th day of April, 2021, before me the undersigned officer, personally appeared CAROLYN K. STOKES, individually and as Executrix of the Estate of Kenton S. Stokes, deceased, 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  
My commission expires \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
SARA COLEMAN, Notary Public  
Montgomery County  
My Commission Expires April 26, 2023  
Commission Number 1348924

Commonwealth of Pennsylvania  
STATE OF \_\_\_\_\_ } ss  
COUNTY OF Montgomery

On this 13th day of April, 2021, before me the undersigned officer, personally appeared ASHLEE K. STOKES-GOODMAN, individually and as Devisee of the Estate of Kenton S. Stokes, deceased, 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  
My commission expires \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
SARA COLEMAN, Notary Public  
Montgomery County  
My Commission Expires April 26, 2023  
Commission Number 1348924

Lucille S. Stokes Irrevocable Living Trust dated April 10, 2009

By: \_\_\_\_\_  
Virginia Stokes Brubaker, Trustee

Lucille S. Stokes Irrevocable Living Trust II dated July 10, 2004

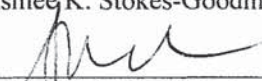
By: \_\_\_\_\_  
Virginia Stokes Brubaker, Individually and as Trustee

By: \_\_\_\_\_  
Rhonda Stokes Vinson, Trustee

Estate of Kenton S. Stokes


By: \_\_\_\_\_  
Carolyn K. Stokes, Individually and as Executrix

By: \_\_\_\_\_  
Ashlee K. Stokes-Goodman, Devisee

By:  \_\_\_\_\_  
Aimee K. Stokes, Devisee

\_\_\_\_\_  
Carolyn K. Stokes,

\_\_\_\_\_  
Ashlee K. Stokes-Goodman

  
\_\_\_\_\_  
Aimee K. Stokes

STATE OF Connecticut

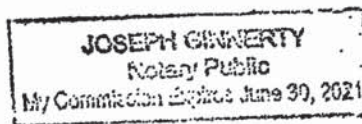
} ss Bristol

COUNTY OF Hartford

On this 15<sup>th</sup> day of April, 2021, before me the undersigned officer, personally appeared AIMEE K. STOKES, individually and as Devisee of the Estate of Kenton S. Stokes, deceased, 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.

*Joseph Gennerty*  
Notary Public  
My commission expires June 30, 2021



The precise residence and the complete post office address of the above-named Grantee is:

**227 Granite Run Drive  
Lancaster, PA 17601**

*[Signature]*  
On behalf of the Grantee



**AGREEMENT FOR SALE OF REAL ESTATE**

THIS AGREEMENT, made by and between Ivar and Jennifer Galilea with an address at 1011 Shiloh Rd, West Chester, Pennsylvania (hereinafter referred to as "Seller") and Fox Clearing LLC, a limited liability company with offices at 227 Granite Run Drive, Suite 100, Lancaster, Pennsylvania 17601 (hereinafter referred to as "Buyer");

WITNESSETH, that in consideration of the Purchase Price to be paid by Buyer to Seller, and in consideration of the promises herein set forth, and intending to be legally bound hereby, Seller agrees to sell unto Buyer, who agrees to purchase, the following Premises, under the following terms and conditions:

1. **PREMISES.** All that certain tract of land consisting of approximately 10.28 acres of land, together with the buildings and improvements together with rights of way, easements, open space, and all appurtenances thereon, having an address of 927 and 1011 Shiloh Road, West Chester, Pennsylvania 19382, located in Westtown Township, Chester County, Pennsylvania, and being identified on the tax map of Chester County as UPI Nos. 67-2-8 and 67-2-9, being part of the same premises as more particularly described in a Deed recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania (the "Recorders Office") in Book 4241, Page 2096 on October 7, 1997 and Book 7447, Page 1358 on June 3, 2008 (the "Premises").



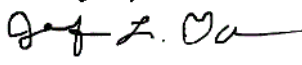
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the days and year set forth below.

Date: 1/5/2023 | 5:04 AM PST

Ivar Galilea and Jennifer Galilea

DocuSigned by:  
  
By: 759F5BFD619A43E...  
Ivar Galilea


Date: 1/3/2023 | 10:21 AM PST

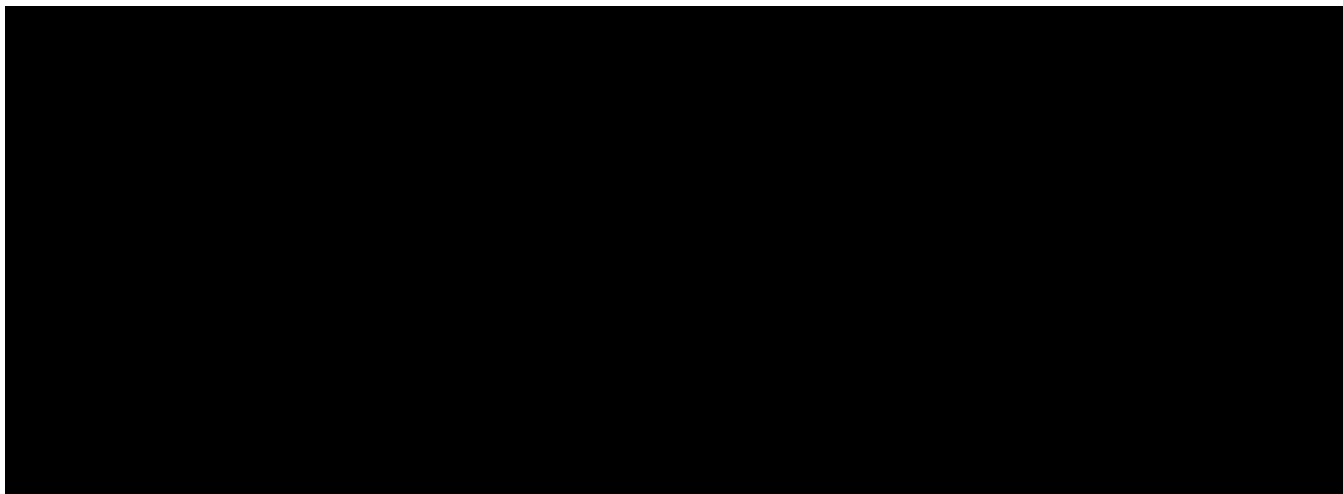
DocuSigned by:  
  
By: 2D0BC37B5C7845C...  
Jennifer Galilea

Fox Clearing LLC

By: KCH Holding Inc., Sole Member

Date: 1/1/2023 | 10:27 AM PST

DocuSigned by:  
  
By: 018B8D5C873542F...  
Jeffrey C. Rutt, President



**AGREEMENT FOR SALE OF REAL ESTATE**

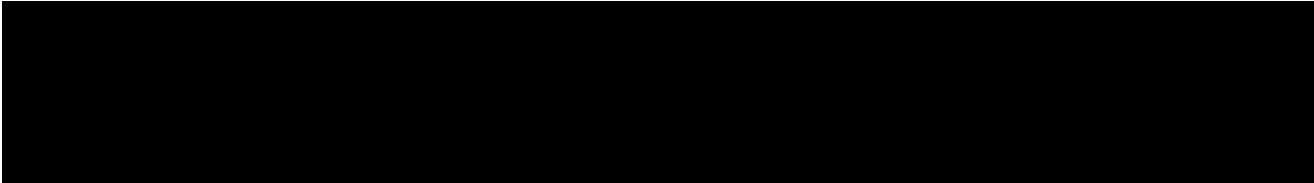
THIS AGREEMENT, made by and between John and Christine O'Brien with an address at 1007 Shiloh Rd, West Chester, Pennsylvania (hereinafter referred to as "Seller") and Fox Clearing LLC, a limited liability company with offices at 227 Granite Run Drive, Suite 100, Lancaster, Pennsylvania 17601 (hereinafter referred to as "Buyer");

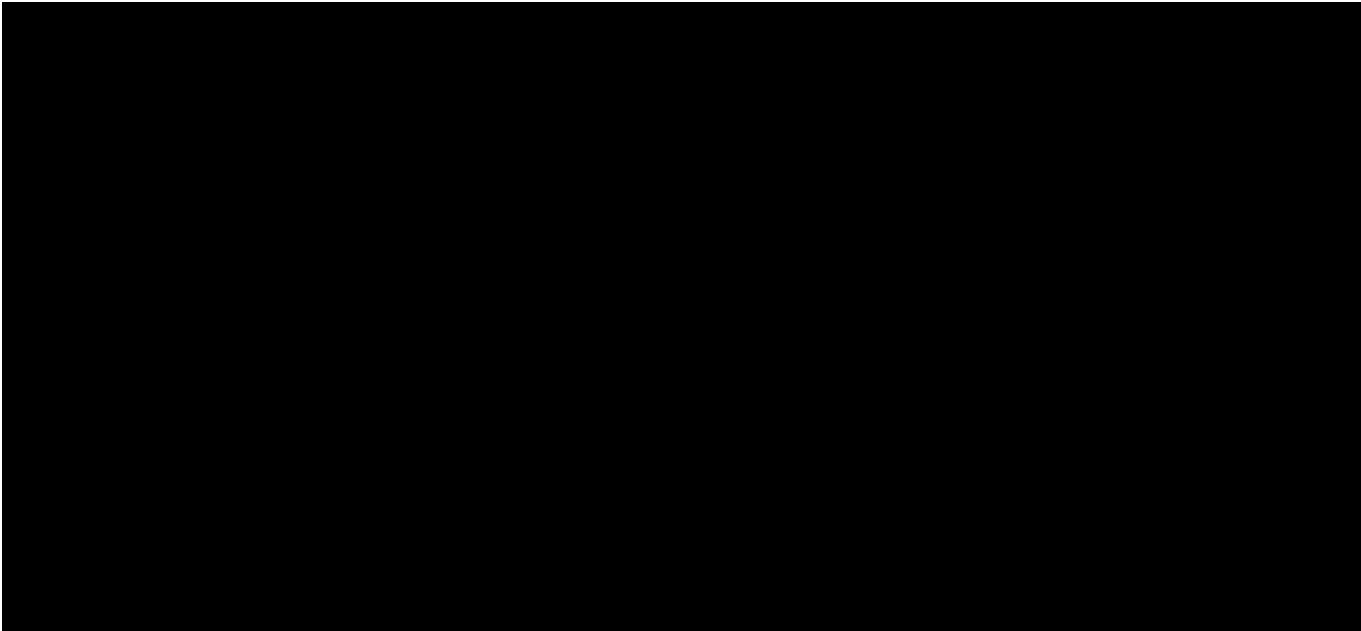
WITNESSETH, that in consideration of the Purchase Price to be paid by Buyer to Seller, and in consideration of the promises herein set forth, and intending to be legally bound hereby, Seller agrees to sell unto Buyer, who agrees to purchase, the following Premises, under the following terms and conditions:

1. **PREMISES.** All that certain tracts of land approximately 2.19 acres in size identified in Exhibit B to be subdivided from the entirety of the parcel, together with the rights of way, easements, open space, and all appurtenances thereon, having an address of 1007 Shiloh Road, West Chester, Pennsylvania 19382, located in Westtown Township, Chester County, Pennsylvania, and being identified on the tax map of Chester County as UPI 67-2-7.1, being part of the same premises as more particularly described in a Deed recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania (the "Recorders Office") in Book 4373, Page 1479 on June 29.

2. **DELIVERABLES.** Upon purchasing the Premises, Buyer shall also provide to Seller, in the sequence of development of the recorded Plan, the following items:

- A. A connection of the Seller's existing home to the public sanitary sewer service at Buyer's expense.
- B. Relocating or replacement of Seller's existing linear feet of fencing along the newly established boundary line with like kind fencing.
- C. Planting of several 10' to 12' pine trees on the Seller's property along the newly established boundary line with more specific locations to be mutually agreed upon, by Buyer and Seller, at the time of installation.

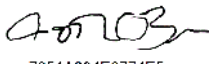




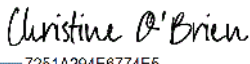
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the days and year set forth below.

John O'Brien and Christine O'Brien

Date: 12/23/2022 | 12:40 PM PST

DocuSigned by:  
  
By: 7251A294E6774E5...  
John O'Brien


Date: 12/23/2022 | 12:37 PM PST

DocuSigned by:  
  
By: 7251A294E6774E5...  
Christine O'Brien

Fox Clearing LLC

By: KCH Holding Inc., Sole Member

Date: 12/22/2022 | 2:42 PM PST

DocuSigned by:  
  
By: 018B8D5C873542F...  
Jeffrey C. Rutt, President