

**This Indenture** Made the fourteenth (14) day of October in the year of our Lord one thousand nine hundred and eighty-three (1983)

**Between** ALBERT R. WERTZ and ESTELLE H. WERTZ, His Wife

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

KEITH L. NEWHOUSE and JUDITH E. NEWHOUSE, His Wife,

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

**Witnesseth** That the said Grantors

for and in consideration of the sum of

Thirty Thousand Dollars (\$30,000) lawful money of the United States of America, unto the Grantors well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, and the Grantors granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees their heirs and assigns, as tenants by the entirety, all that portion of land,

SITUATE in West Pikeland Township

BEGINNING at an iron pin set at a corner of land belonging to Harriette E. Webster, said point being distance 530.40 feet measured on a course of N. 40 Deg. 15 Min. E. from another point set in the middle of the intersection of Horseshoe Trail Road and Messener Road; thence extending from the first mentioned point and place of beginning extending along remaining land of Albert and Estelle Wertz, the two following courses and distances to wit: (1) N. 42 degrees 43 minutes 17 seconds E. 300.00 feet to an iron pin; thence (2) S. 41 degrees 11 minutes East 333.75 feet to an iron pin set in a line of land belonging to John R. & Barbara G. Kramer, thence extending along land of John F. & Barbara G. Kramer, S. 48 deg. 32 min. 36 sec. W. 267.07 feet to an iron pin set at a corner of land belonging to Harriett E. Webster, N. 48 deg. W. 305.30 ft. to the first mentioned point and place of beginning.

CONTAINING 2.055 acres of land be the same more or less, Together with all that certain easement of land to be used for ingress and egress as hereinafter described.

BEGINNING at an iron pin at the point of beginning of the hereinabove described tract being a corner of land belonging to Harriett E. Webster; thence extending along land of Harriette E. Webster, S. 40 deg. 15 min. W. 530.40 ft. to a point set in the middle of the intersection of Horseshoe Trail Road and Messener Road; thence extending along the title line in the bed of Horseshoe Trail Road, the two following courses and distances to wit: (1) N. 41 deg. 49 min. 42 sec. W. 6.56 feet to a point; thence (2) N. 22 deg. 45 min. W. 18.52 feet to a point; a corner of land of Elaine George; thence extending partly along land of Elaine George and partly along land of Albert R. & Estelle H. Wertz, N. 40 deg. 15 min.

E. 521.09 feet to a point, a corner of other land of Albert R. & Estelle H. Wertz; thence extending along other land of Albert R. & Estelle H. Wertz the two following courses and distances to wit: (1) N. 42 deg. 43 min. 17 sec. E. 300.79 to a point; thence (2) S. 47 deg. 46 min. 43 sec. E. 22.98 ft. to a point set in the northwesterly line of Tract #2 hereinabove described; thence extending along Tract #2, S. 42 deg. 43 min. 17 sec. W. 300.00 ft. to the first mentioned point and place of beginning.

BEING, the same premises, with additions to the easement for ingress and egress, which Fred L. Herr, Jr. and Joy W. Herr, his wife, by their Deed bearing date the 31st of January A.D. 1977, recorded in the Office of the Recorder of Deeds in Chester County, Pennsylvania, in Deed Book R50, page 83, &C., granted and conveyed unto Albert R. Wertz and Estelle H. Wertz, his wife, as tenants by the entireties.

MUNICIPAL TRANSFER TAX  
PAID IN AMOUNT OF \$ 300.00

ELVA M. McQUEEN

COLL *EL*

011550

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER  
TAX

OCT 20 '83



P.B. 11338

300.00

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**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 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 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. as tenants by the entireties.

**And** the said Grantors, for themselves, their heirs,

executors and administrators do hereby covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereunto set their hand and seal. Dated the day and year first above written.

Scaled and Delivered  
IN THE PRESENCE OF US:

*[Signature]*

*Albert R. Wertz*  
ALBERT R. WERTZ  
*Estelle H. Wertz*  
ESTELLE H. WERTZ



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064032

RECORDED AT DEEDS  
OFFICE OF PENNSYLVANIA

Oct 20 1 50 PM '83

RECORDED AT DEEDS

*Class in agreement*

*Rec. in Chester Co., Pa. in*  
*Book No. 467*

I 62 467

The address of the above-named Grantee  
is 512 S. 22nd Street,  
Philadelphia, Pa. 19146  
On behalf of the Grantee

**DEED.**

ALBERT R. WERTZ and  
ESTELLE H. WERTZ, his wife

TO

KEITH L. NEWHOUSE and  
JUDITH NEWHOUSE, his wife

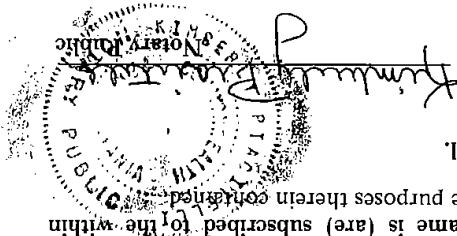
752-S John C. Clark Co., Phila. 1981

Property in West Pikeland  
Township, Chester County  
Pennsylvania

*Thomas M. Fenan, Esq.*  
*360 Main St.*

*APP. NOV 10 1983 Pa 19426*

KIMBERLY PIACITELLI, Notary Public  
Northtown, Montgomery Co., Pa.  
My Commission Expires Mar. 7, 1987



I herewith set my hand and official seal.

On this, the 14th day of October, 1983, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the Montgomery County Courthouse, Darristown, Penna. personally appeared Albert Wertz & Estelle Wertz known to me (satisfactorily proven) to be the person whose name is (are) subscribed for the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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