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REG FEE \$48.00 LCL TAX \$4,700.00 ST TAX \$4,700.00



MONTGOMERY COUNTY REG

46 MONTGOMERY TOWNSHIP \$4,700.00 NANCY BECKER RD

Prepared by and Return to:
Integrity Search & Abstract, LLC
77 W. Court Street
Doylestown, PA 18901
215-230-3617

File No. I-05-8033

UPI# 46-00-00797-534

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
46-00-00797-53-4 MONTGOMERY
25 DOUGLASS RD
BOWERS CHARLES R & JUDITH L.
0 002C U 086 L 181 1101 DATE: 08/08/05

This Indenture, made the 1st day of July, 2005,

Between

CHARLES R. BOWERS AND JUDITH L. BOWERS

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

NANDKUMAR M. RAWOOL

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Four Hundred Seventy Thousand Dollars 00/100 (\$470,000.00)** 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, as sole owner

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Montgomery, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Meadow Glen Associates by Herbert H Metz, Inc., Civil Engineers and Surveyors dated 12/30/1977, last revised 5/26/1986, as follows, to wit: BEGINNING at a point in the division line between Lots 181 and 182, said beginning point being measured the five following courses and distances from the intersection of the centerline of Spur Road as extended and the Southwesterly side of Douglass Road, (1) South 45 degrees 28 minutes 45 seconds East 424.79 feet to a point, thence (2) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 185.90 feet to a point, thence (3) South 39 degrees 43 minutes 56 seconds West 123.83 feet to a point of curve; thence (4) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 199.00 feet, thence (5) North 49 degrees 03 minutes 16 seconds West 8.03 feet, and from said beginning point the four following courses and distances: (1) North 49 degrees 03 minutes 16 seconds West 105.90 feet to a point, thence (2) North 40 degrees 56 minutes 44 seconds East 190.60 feet to a point, thence (3) South 47 degrees 09 minutes 41 seconds East 106.96 feet to a point; thence (4) South 40 degrees 56 minutes 44 seconds West 187.10 feet to the first mentioned point and place of beginning, BEING Lot No 181 on said plan. PREMISES known as 25 Douglass Road

Being the same premises which Meadow Glen Associates by Deed dated 10-27-1987 and recorded 11-13-1987 in Montgomery County in Deed Book 4857 Page 983 conveyed unto Charles R. Bowers and Judith L. Bowers, Husband and Wife, in fee.


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.

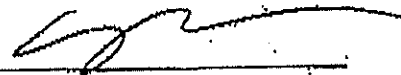
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use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

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, 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, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals Dated the day and year first above written

Sealed and Delivered
IN THE PRESENCE OF US





Charles R. Bowers (SEAL)
Charles R. Bowers


Judith L. Bowers, by (SEAL)
Judith L. Bowers

her agent in fact,
Charles R. Bowers

Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 1st day of July, 2005, before me, the undersigned Notary Public, personally appeared Charles R. Bowers and Judith L. Bowers, 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.



Notary Public

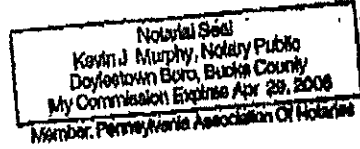
My commission expires _____

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

25 Douglass Road
Lansdale PA 19446



On behalf of the Grantee



REGISTERED

JUL 28 2005

 MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

Deed

UPI # 46-00-00797-534

Charles R. Bowers and Judith L. Bowers

TO

Nanakumar M. Rawool

Integrity Search & Abstract, LLC
77 W. Court Street
Doylestown, PA 18901
Telephone: 215-230-3617 Fax: 215-348-8889



Wang J. Plaster