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No. 230 - Fee Simple Deed - Typewriter
To & Lukens Co. Philadelphia

This Indenture

Made the 29th

day of January in the year of our Lord one thousand nine hundred and seventy-one (1971).

Between ALVIN F. RUPE and DORIS F. RUPE, his wife, County of Montgomery and State of Pennsylvania;

(hereinafter called the Grantors), of the one part, and
GERALD ROSS and INGE ROSS, his wife, both of the County of Montgomery and State of Pennsylvania;

(hereinafter called the Grantees), of the other part;
Witnesseth, That the said Grantors for and in consideration of the sum of ~~TWELVE~~ ^{TWELVE} THOUSAND EIGHTY HUNDRED THIRTY-THREE and 43/100 (\$12,833.43) lawful money of the United States of America, unto them well and truly paid by the said Grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and Assigns, As tenants by entireties.

PREMISES "A"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Upper Gwynedd Township, Montgomery County, Pennsylvania, described according to a survey and plan made of "Herrybrook" made by Barton and Martin, Engineers, Philadelphia, on September 26, 1955, which plan was recorded on January 12, 1956 in Norristown, Pennsylvania, in Plan Book A-2 page 105, which plan was later revised on December 26, 1956, by H. H. Metz, Inc., and described as follows to wit:

BEGINNING at a point on the Southeastery side of Lower Valley Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 976.13 feet the arc distance of 4.62 feet from a point, which point is measured North 58 degrees 33 minutes 30 seconds East 254.55 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 291.58 feet from a point on the Southwestery side of Lower Valley Road which point is measured South 47 degrees 11 minutes 30 seconds East 208.27 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 48.58 feet from a point on the Southeastery side of Upper Valley Road (50 feet wide); thence extending along the Southeastery side of Lower Valley Road on the arc of a circle curving to the left having a radius of 976.13 feet the arc distance of 100 feet to a point; thence extending South 37 degrees 34 minutes 57 seconds East crossing the bed of a creek 196.73 feet to a point in the bed of 50-foot wide drainage easement; thence extending through the bed of said easement South 58 degrees 33 minutes 30 seconds West 119.95 feet to a point; thence extending North 31 degrees 42 minutes 46 seconds West recrossing aforesaid creek 190.01 feet to a point on the Southeastery side of Lower Valley Road, the first mentioned point and place of beginning.

BEING Lot No. 78 Lower Valley Road.

PREMISES "B"
ALL THAT CERTAIN lot or piece of ground, SITUATE in Upper Gwynedd Township, Montgomery County, Pennsylvania, described according to a survey and plan

BOOK 3641, PG 262

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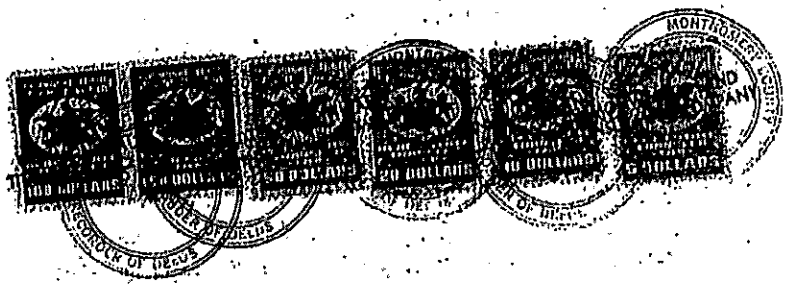
made of part of "Merrybrook" by Herbert H. Matz, Inc., Registered Engineers, Lansdale, Pennsylvania, on May 23, 1960 as follows, to wit:

BEGINNING at an interior point, which point is measured South 31 degrees 42 minutes 46 seconds East 190.01 feet from a point on the Southeasterly side of Lower Valley Road (50 feet wide) which point is measured along the said Southeasterly side of Lower Valley Road along the arc of a circle curving to the left having a radius of 976.13 feet the arc distance of 4.62 feet from a point, which point is measured North 58 degrees 33 minutes 30 seconds East 49.55 feet from a point of intersection of the Southeasterly side of Lower Valley Road and the Northeasterly side of Croft Road (50 feet wide) (produced to intersect), said point of beginning being in the bed of a 50-foot wide drainage easement, thence extending from said point of beginning through the bed of aforesaid easement and along the rear line of Lot No. 78 as shown on a plan of Merrybrook North 58 degrees 33 minutes 30 seconds East 119.95 feet to a point on the Southeasterly side of aforesaid easement; thence extending South 37 degrees 34 minutes 57 seconds East 109.85 feet to a point; thence extending South 40 degrees 02 minutes West 138.13 feet to a point; thence extending North 31 degrees 42 minutes 46 seconds West partly through the bed of aforesaid easement 153.11 feet to a point in the bed of aforesaid drainage easement, the first mentioned point and place of beginning.

BEING the rear of Lot No. 78 Lower Valley Road, formerly a part of Lot No. 161 as shown on a plan of Merrybrook.

BEING the same premises which Anthony Calomani and Cecile Calomani, his wife, by Deed dated July 14, 1964 and recorded in Montgomery County in Deed Book 3337 page 697 conveyed unto Alvin F. Rupp and Doris F. Rupp, his wife, in fee

UNDER AND SUBJECT to certain building restrictions and conditions as of record



BOOK 3641 PG. 263

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