

Prepared by and Return to:
Precision Abstract And Land Services, LLC
2264 Ridge View Drive
Warrington, PA 18976
215-491-1490
File No. 10-1061-PA
UPI # 47-015-072

RECEIVED
2011 MAR -1 P 3: 28
BUCKS COUNTY
RECORDER OF DEEDS
BC.P.O.A.
Registry

This Indenture, made the 22nd day of February, 2011,

Between

SEAN MAUER (hereinafter called the Grantor), of the one part, and

SEAN J. MAUER AND WILLIAM C. MAUER (hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of One Dollar 00/100 (\$1.00) lawful money of the United States of America, unto him, well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as joint tenants with the right of survivorship

ALL THAT CERTAIN tract of land, situate in the Township of Upper Makefield, County of Bucks, Commonwealth of Pennsylvania, bounded and described as follows:-

BEGINNING at a point, a spike in the center line of the traveled way of the Taylorsville Road, formerly known as Upper River Road, between New Hope and Washington Crossing, said point being in line of lands of the Buckland Estate, formerly E. B. Trembles land, thence (1) along said lands, North 72 degrees, 45 minutes East, 148.68 feet to a point in line of lands of Charles Buckman, thence (2) along said Buckmans' lands, South 29 degrees, 36 minutes East, 146.26 feet to a point; thence (3) still along lands of Charles Buckman, South 54 degrees, 30 minutes West, 126.00 feet to a spike in the center line of the aforementioned traveled way of the Taylorsville Road; thence (4) along said road, North 35 degrees, 30 minutes West, 192.00 feet to the point and place of BEGINNING.

PARCEL NO. 47-015-072

BEING the same premises which Clarence John Ford, Jr. and Joan Kirkham Ford, his wife, by Deed dated 06-26-92 and recorded 07-01-92 in the Office of the Recorder of

Deeds in and for the County of Bucks in Land Record Book 490 Page 344, granted and conveyed unto Sean Mauer.

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX BECAUSE IT IS FROM A SON TO HIMSELF AND HIS FATHER.


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 him, the said grantor, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his 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 Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

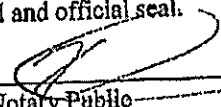
Sealed and Delivered
IN THE PRESENCE OF US:

 (SEAL)
SEAN MAUER

Commonwealth of Pennsylvania } ss
County of Bucks

On this, the 22ND day of February, 2011, before me, the undersigned Notary Public, personally appeared Sean Mauer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

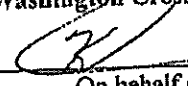
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires _____

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

**1142 Taylorsville Road
Washington Crossing, PA 18977**



On behalf of the Grantees

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIRK WOLFF, Notary Public
Warrington Twp., Bucks County
My Commission Expires November 22, 2014.

COPY