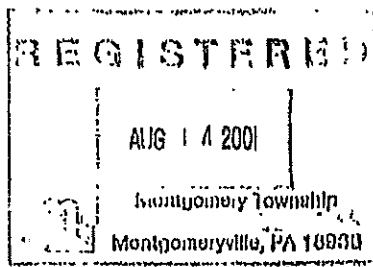


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MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
46-00-01681-86-3 MONTGOMERY  
113 HORSESHOE LN  
FESTING THOMAS E & FRAN M  
B 015 U 065 L 24 1101 DATE: 09/21/01

013399

File No. SPA29873FNT Parcel ID No. 46-00-01681-86-3

This Indenture, made the 21<sup>st</sup> day of July, 2001

Between

THOMAS E. FESTING and FRAN M. FESTING

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

Charles Michael Smith

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

Witnesseth, that the said Grantors for and in consideration of the sum of Three Hundred Thirty-Nine Thousand Nine Hundred And 00/100 Dollars (\$339,900.00)

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 her heirs and assigns,

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF MONTGOMERY, COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF "BRITTANY FARMS AT EQUUS" FOR EQUUS LIMITED PARTNERSHIP BY STOUT, TACCONELLI & ASSOCIATES, INC., CIVIL ENGINEERING AND LAND SURVEYING, DATED JANUARY 2, 1990, LAST REVISED NOVEMBER 21, 1990, RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK A-53 PAGE 50 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF HORSESHOE LANE (50 FEET WIDE), AT A CORNER OF LOT NUMBER 23, AS SHOWN ON SAID PLAN AND WHICH POINT IS MEASURED THE FIVE (5) FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE SOUTHEASTERLY SIDE OF UPPER STATE ROAD (S.R. 2012) (100.00 FEET WIDE), VIZ: (1) LEAVING THE SAID SOUTHEASTERLY SIDE OF UPPER STATE ROAD ON THE ARC OF A CURVE, CURVING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE ARC DISTANCE OF 40.50 FEET TO A POINT OF TANGENT ON THE SAID SOUTHWESTERLY SIDE OF HORSESHOE LANE; (2) THENCE EXTENDING SOUTH 47 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE SAID SIDE OF HORSESHOE LANE, THE DISTANCE OF 163.37 FEET TO A POINT OF CURVE IN

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LOCAL	3399.00
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THE SAME; (3) THENCE EXTENDING SOUTHEASTWARDLY ALONG THE SAID SOUTHWESTERLY SIDE OF HORSESHOE LANE ON THE ARC OF A CURVE, CURVING TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, THE ARC DISTANCE OF 62.40 FEET TO A POINT OF TANGENT ON THE SAME; (4) THENCE EXTENDING SOUTH 60 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE SAID SIDE OF HORSESHOE LANE, THE DISTANCE OF 220.37 FEET TO A POINT OF CURVE ON THE SAME; AND (5) THENCE EXTENDING SOUTHEASTWARDLY ALONG THE SAID SIDE OF HORSESHOE LANE ON THE ARC OF A CURVE, CURVING TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, THE ARC DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING IN A SOUTHEASTWARDLY TO SOUTHWARDLY TO SOUTHWESTWARDLY DIRECTION, ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY SIDES OF HORSESHOE LANE, AFORESAID, ON THE ARC OF A CURVE, CURVING TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, THE ARC DISTANCE OF 199.69 FEET TO A POINT OF TANGENT ON THE SAID NORTHWESTERLY SIDE OF HORSESHOE LANE; THENCE EXTENDING SOUTH 42 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG THE SAID NORTHWESTERLY SIDE OF HORSESHOE LANE, THE DISTANCE OF 35.44 FEET TO A POINT, A CORNER OF LOT NUMBER 25, AS SHOWN ON SAID PLAN; THENCE EXTENDING NORTH 53 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG LOT NUMBER 25, THE DISTANCE OF 130.81 FEET TO A POINT, A CORNER OF LOT NUMBER 23, AFORESAID; THENCE EXTENDING NORTH 42 DEGREES 45 MINUTES 29 SECONDS EAST, ALONG LOT NUMBER 23, THE DISTANCE OF 173.18 FEET TO THE FIRST MENTIONED POINT ON THE SAID SOUTHWESTERLY SIDE OF HORSESHOE LANE AND PLACE OF BEGINNING. THE SOUTHWESTERLY PORTION THEREOF CONTAINING PART OF THE BED OF A CERTAIN 20.00 FEET WIDE DRAINAGE EASEMENT AND THE NORTHWESTERLY PORTION THEREOF CONTAINING PART OF THE BED OF A CERTAIN 20.00 FEET WIDE STORM SEWER EASEMENT, BOTH AS SHOWN ON SAID PLAN.

BEING LOT NUMBER 24, AS SHOWN ON THE ABOVE MENTIONED PLAN.

HOUSE NUMBER 113 HORSESHOE LANE.

BEING ASSESSMENT PARCEL NUMBER 46-00-01681-86-3.

BEING THE SAME PREMISES WHICH WILLIAM LOUGHERY AND MARY LYNN LOUGHERY BY INDENTURE BEARING DATE 10/30/1995 AND RECORDED 11/16/1995 AT NORRISTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 5131 PAGE 2245 ETC. GRANTED AND CONVEYED UNTO THOMAS E. FESTING AND FRANCES M. FESTING, HIS 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

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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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her 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, her 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, her heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.


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:

\_\_\_\_\_

 *Thomas E. Festing* (SEAL)  
THOMAS E. FESTING

\_\_\_\_\_

 *Fran M. Festing* (SEAL)  
FRAN M. FESTING

Commonwealth of Pennsylvania :  
County of Montgomery : ss

On this the 21 day of June, 2001  
before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery, the undersigned Officer, personally appeared THOMAS E. FESTING and FRAN M. FESTING, 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 \_\_\_\_\_

Notarial Seal  
Albert J. Fazio, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires May 4, 2004  
Member, Pennsylvania Association of Notaries

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