



Prepared by, Record and Return to:

Fox Rothschild LLP
Attn: C. Reif, Paralegal
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673
(610) 458-6195

KM

UPI No. 53-2-87 ✓

DEED OF CONFIRMATION

THIS INDENTURE made the 11th day of March, 2017,

Between

ALAN L. STEVENSON (hereinafter the "Grantor"), of the one part, and

ALAN L. STEVENSON (hereinafter called the "Grantee"), of the other part.

WHEREAS, the property was held in the name of Alan L. Stevenson and Carol B. Stevenson, his wife; and

WHEREAS, the said Carol B. Stevenson departed this life on January 19, 2017, whereby Alan L. Stevenson, by virtue of the laws of the Commonwealth of Pennsylvania relating to tenants by the entireties, became vested of the entire premises in fee; and

WHEREAS, Grantor has executed this Deed of Confirmation for the purpose of confirming that title to the premises herein is held in the name of Alan L. Stevenson, individually, following the death of his wife, Carol B. Stevenson; and

WHEREAS, this is a confirmatory deed for nominal consideration which has been prepared simply to confirm ownership of the herein described premises. In accordance with 72 P.S. § 8102-C.3(4) and corresponding regulations, said transaction is therefore exempt from the Pennsylvania real property transfer tax.

DOC # 11533613 03/22/2017 09:32 AM
Receipt #: 17-09491
Rec Fee: \$93.00 State: \$0.00 Local: \$0.00
Chester County, Recorder of Deeds

ACTIVE44672362.v1

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WITNESSETH, that the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, unto him well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, his heirs and assigns, all of Grantor's right, title and interest in and to the following property:

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances thereon erected, Situate at Homestead Acres, in the Township of East Goshen, County of Chester, State of Pennsylvania, which according to a survey made by J. Vernon Kesch, Registered Surveyor, is bounded and described as follows, to wit -

BEGINNING at a point in the middle of the State Road leading from West Chester to Paoli (Route No. 202) a corner of land now or formerly belonging to Charles P. O'Connor; thence extending by said land North 79 degrees, 39 minutes West, 491 feet to an iron pin, a corner of land now or formerly belonging to Russell Smith; thence extending by said Smith's land North 39 degrees, 27 minutes West, 125.54 feet to an iron pin in the middle of a 40 feet wide Avenue, known as Taylor Avenue; thence extending along the middle of same South 79 degrees, 1 minute East, 593.2 feet to the middle of the State Road aforesaid; thence extending along the middle of the same South 15 degrees, 10 minutes West, 74.74 feet to the first mentioned point and place of beginning.

CONTAINING .963 of an acre.

UNDER AND SUBJECT to restrictions of record.

BEING Registry Parcel No. 53-2-87.

BEING the same premises which Richard Whiteside and Esther Whiteside, his wife, by Deed dated April 12, 1979, and recorded on April 18, 1979, at Book S54, Page 583, granted and conveyed unto Alan L. Stevenson and Carol B. Stevenson, husband and wife.

TOGETHER with all and singular the buildings, 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 him, the Grantor, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, his heirs and assigns,



to and for the only proper use and behoof of the Grantee, his heirs and assigns forever, under and subject as aforesaid.

AND the Grantor, for himself and his heirs and assigns, does covenant, grant and agree, to and with the Grantee, his heirs and assigns, by these presents, that he, the Grantor and his heirs and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, his heirs and assigns against them, the Grantor and his heirs and assigns, 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, subject as aforesaid, WARRANT and forever DEFEND.

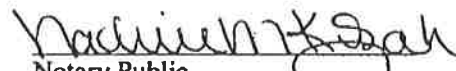
IN WITNESS WHEREOF, the said Grantor hereunto sets his hand and seal. Dated the day and year first above written. Sealed and delivered


Alan L. Stevenson

Commonwealth
STATE OF of Pennsylvania):
):ss.
COUNTY OF Chester):

On this, the 11th day of March, 2017, before me, the undersigned officer, personally appeared ALAN L. STEVENSON, known to me (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 have hereunto set my hand and official seal.


Notary Public
My commission expires Aug 11, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nadine M. Kozak, Notary Public
Uwchlan Twp., Chester County
My Commission Expires Aug. 11, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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DEED OF CONFIRMATION

from

**ALAN L. STEVENSON
(Grantor)**

to

**ALAN L. STEVENSON
(Grantee)**

Premises:

**UPI #53-2-87
East Goshen Township,
Chester County, Pennsylvania**

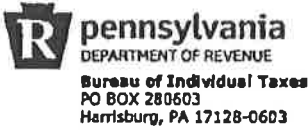
The address of the above-named Grantee is:

1002 Taylor Avenue
West Chester, PA 19380

By: 
On behalf of Grantee

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**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	9510
Page Number	1928
Date Recorded	3/22/17

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Claudia B. Relf, Pa.C.P.		Telephone Number: (610) 458-6195	
Mailing Address P.O. Box 673	City Exton	State PA	ZIP Code 19341

B. TRANSFER DATA

Date of Acceptance of Document 3 / 11 / 2017			
Grantor(s)/Lessor(s) Alan L. Stevenson	Telephone Number: (610) 436-9137	Grantee(s)/Lessee(s) Alan L. Stevenson	Telephone Number: (610) 436-9137
Mailing Address 1002 Taylor Avenue	City West Chester	Mailing Address 1002 Taylor Avenue	City West Chester
State PA	ZIP Code 19380	State PA	ZIP Code 19380

C. REAL ESTATE LOCATION

Street Address 1002 Taylor Avenue, West Chester, PA 19380		City, Township, Borough East Goshen Township	
County Chester County	School District West Chester	Tax Parcel Number 53-2-87	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 115,280.00	5. Common Level Ratio Factor x 1.86	6. Computed Value = 214,420.80

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 214,420.80	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or Intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.) See attached.
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 3/11/2017
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FAILURE TO COMPLETE THIS FORM CORRECTLY OR ATTACH REQUIRED INFORMATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DOCUMENT.