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RCD FEE: \$100.50

DT-DEED



DELAWARE
COUNTY

34-NETHER PROV \$0.00

THOMAS J. JUDGE SR., ROD

Fee Simple Deed No. 752-S

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 18th day of
April in the year of our Lord two thousand and sixteen (2016)

Between **THOMAS F. VALENT** and **ROSEMARIE M. VALENT** (now known as **ROSEMARIE T. MOROCHKO**), his Wife

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

THOMAS F. VALENT

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

Witnesseth That the said Grantors

One dollar and 00/100 ----- for and in consideration of the sum of
----- (\$1.00) lawful
money of the United States of America, unto him well and truly paid
by the said Grantee , 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 Grantee his heirs and assigns.

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Nether Providence, County of Delaware, State of Pennsylvania and described according to a plan of property of P.N. Kniskern made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, dated June 1, 1955 and last revised December 23, 1955, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Delaware at Media, Pennsylvania, in Plan Case No. 11, page 9, as follows to wit:

BEGINNING at a point of tangent on the Northwesterly side of Scott Lane; (Fifty feet wide), said point of tangent being at the distance of two hundred eighty-five (285) feet measured on a bearing of South thirty five (35) degrees eight (8) minutes twenty (20) seconds West along the said side of Scott Lane from a point an angle in the same, said point or angle being at the distance of 12.85 feet measured on a bearing of South 38 degrees 35 minutes 22 seconds West still along the said side of Scott Lane from a point on the Southwesterly side of Scott Lane, said last mentioned point being at the distance of 101.14 feet Westwardly, Southwestwardly and Southeastwardly measured partly along the Northerly partly along the Northwesterly and partly along the Southwesterly sides of Scott Lane on the arc of a circle curving to the left having a radius of 51.50 feet from a point of reverse curve on the Northerly side of Scott Lane said point of reverse curve being at the distance of 55.62 feet Westwardly measured still along the Northerly side of Scott Lane on the arc of a circle curving to the right having a radius of 200 feet from another point of reverse curve

~~TRANSFER TAX EXEMPT BETWEEN HUSBAND AND WIFE~~

on the Northerly side of Scott Lane, said last mentioned point of reverse curve being at the distance of 141.74 feet Northwestwardly and Westwardly measured partly along the Northeasterly and partly along the Northerly sides of Scott Lane on the arc of a circle curving to the left having a radius of 175 feet from a point of curve on the Northeasterly side of Scott Lane, said point of curve being at the distance of 55.0 feet measured on a bearing of North 55 degrees 04 minutes 50 seconds West, along the said Northeasterly side of Scott Lane from a point of tangent in the same, said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northwesterly side of Bickmore Drive (50 feet wide) said point of beginning also being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southwesterly side of a certain Unnamed Street (50 feet wide); thence extending from said point of beginning South 35 degrees 08 minutes 20 seconds West along the same Northwesterly side of Scott Lane 83.00 feet to a point; thence extending North 53 degrees 24 minutes 38 seconds West partly through the bed of a certain 15 feet wide easement 209.51 feet to a point; thence extending North 35 degrees 08 minutes 20 seconds East crossing the bed of the aforesaid easement 103.70 feet to a point on the Southwesterly side of the aforesaid unnamed street; thence extending South 54 degrees 51 minutes 40 seconds East along the said side of the unnamed street 184.44 feet to a point of curve in the same, thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point of tangent and place of beginning.

BEING known as Lot Number 4 as shown on the above mentioned plan.

BEING Folio No. 34-00-02491-00

BEING the same premises which Thomas F. Valent and Rosemarie M. Kane, now known as Rosemarie M. Valent (now known as Rosemarie T. Morochko), by Deed dated December 29, 1986, and recorded at Media, in the Office of the Recording of Deeds, in and for the County of Delaware, in Volume ___ page ___ conveyed unto Thomas F. Valent and Rosemarie M. Valent, (now known as Rosemarie T. Morochko), his wife, in fee.

TRANSFER TAX EXEMPT BETWEEN HUSBAND AND WIFE.

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 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

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 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, their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee , his heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby 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, 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 or any of them, shall and will



WARRANT and forever DEFEND.

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

Sealed and Delivered
IN THE PRESENCE OF US:

Bonnie B...
Maid D...

Thomas F. Valent
THOMAS F. VALENT 

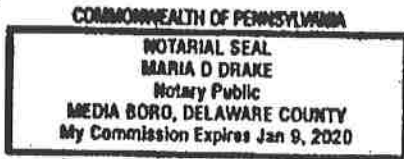
Rosemarie T. Morochko
ROSEMARIE M. VALENT
(now known as ROSEMARIE T. MOROCHKO) 


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

:
: SS

On this 28th day of March, 2016, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware, the undersigned officer, personally appeared ROSEMARIE VALENT (now known as ROSEMARIE T. MOROCHKO), 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.

I hereunto set my hand and official seal.



Maria D Drake

Notary Public

Commonwealth of Pennsylvania
County of Delaware

} ss:

On this, the 18th day of April, 2016, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the County of Delaware

personally appeared **Thomas F. Valent**

the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instru-
ment, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Peter J. Rohana Jr., Notary Public
Middletown Twp., Delaware County
My Commission Expires March 20, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Notary Public

DEED

Thomas F. Valent and
Rosemarie M. Valent (now
known as Rosemarie T. Morochik
His Wife

TO

Thomas F. Valent

Premises:
315 Scott Lane
Nether Providence Twp
Delaware County, PA

Folio #34-00-02491-00

752-S John C. Clark Col. Phila.
Law Office of Scott Galloway
1215 West Baltimore Pike
Suite 14
Media, PA 19063

The Address of the above-named Grantee
is 315 Scott Lane
Wallingford, Pa 19086

On behalf of the Grantee

