

Montgomery County

MAR 31 2023

Recorder of Deeds

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
39-00-00463-00-2 LOWER GWYNEDD  
409 BROOKSIDE AVE

FESI DONALD LOUIS  
B 025 U 071 L 1101 DATE: 03/31/2023

\$15.00  
JM

After Recording, Return to:  
51 Lowell Drive, Reading, PA 19606

Quitclaim Deed

Between Donald Louis Fesi, a widower, whose address is 409 Brookside Avenue, Ambler, PA 19002 ("Grantor(s)"),

and

Donna Lea Merritt, Trustee of The Donald Louis Fesi Irrevocable Trust, dated March 16, 2023, whose address is 51 Lowell Drive, Reading, PA 19606 ("Grantee(s)").

Dated this 28 day of March, 2023.

WITNESSETH, that Grantor(s), for Ten and 00/100 Dollars (\$10.00), and other good and valuable nonmonetary consideration, paid to Grantor(s) by Grantee(s), does hereby grant, bargain, sell, and convey unto Grantee(s), its successors and assigns, all the right, title, interest and claim that Grantor(s) has in and to the following described parcel of land, and improvements and appurtenances thereunto:

PERMANENT ID #: 39-00-00463-00-2

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON TO BE ERECTED, SITUATE IN THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SUBDIVISION PLAN OF PROPERTY OF BLU-BEL BUILDERS, MADE BY C. RAYMOND WEIR, REGISTERED PROFESSIONAL ENGINEER OF AMBLER, PENNSYLVANIA ON DECEMBER 11, 1953 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF BROOKSIDE AVENUE (FORTY-FIVE FEET WIDE) AT THE DISTANCE OF FIFTY-TWO FEET NORTHEASTERLY FROM THE POINT ON THE NORTHWEST SIDE OF BROOKSIDE AVENUE SAID POINT BEING NORTH FORTY-SIX DEGREES FOURTEEN MINUTES THIRTY SECONDS WEST FIVE FEET FROM A POINT ON THE NORTHWEST SIDE OF BROOKSIDE AVENUE AS ORIGINALLY LAID OUT FORTY FEET WIDE, SAID LAST POINT BEING NORTH FORTY-THREE DEGREES FORTY-FIVE MINUTES THIRTY SECONDS EAST ONE HUNDRED SIXTY-SIX AND THIRTY-SIX ONE-HUNDREDTHS

3N  
5P

FET FROM A POINT A THE INTERSECTION OF SAID SIDE OF BROOKSIDE AVENUE WITH THE NORTHEASTERLY SIDE OF NORTH SPRING GARDEN STREET (FORTY FEET WIDE); THENCE EXTENDING ALONG LOT "A" ON SAID PLAN NORTH FORTY-SIX DEGREES FOURTEEN MINUTES THIRTY SECONDS WEST ONE HUNDRED FIFTY-FOUR AND FORTY-NINE ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF WILLIAM A. CAMBURN; THENCE EXTENDING BY THE SAME NORTH FORTY-THREE DEGREES FIFTY MINUTES THIRTY SECONDS EAST FIFTY-TWO FEET TO A POINT IN LINE OF LOT NO. "C" ON SAID PLAN; THENCE EXTENDING BY THE SAME SOUTH FORTY-SIX DEGREES FOURTEEN MINUTES THIRTY SECONDS EAST ONE HUNDRED FIFTY-FOUR AND FORTY-ONE ONE-HUNDREDTHS FEET TO A POINT ON THE AFORESAID NORTHWESTERLY SIDE OF BROOKSIDE AVENUE; THENCE EXTENDING BY THE SAID SIDE THEREOF SOUTH FORTY-THREE DEGREES FORTY-FIVE MINUTES THIRTY SECONDS WEST FIFTY-TWO FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT "B" ON SAID PLAN, RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN PLAN BOOK B-1 PAGE 14.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

BEING the same property conveyed to Grantor(s) by instrument recorded on 12/13/1991 at B 025 U 071 L in the records of Montgomery County, Pennsylvania.

Commonly known as 409 Brookside Avenue, Ambler, PA 19002. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND HOLD the same to and for the use of Grantee(s), its successors and assigns forever, and the Grantor(s) and Grantor's heirs and assigns hereby covenant and agree that Grantor(s) will WARRANT GENERALLY the property hereby conveyed.

**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**NOTICE:** This instrument was prepared by local counsel for Better's Law Firm PLLC ("BLF") at the request of VA Legal Team LLC ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument.

[Signature Page Follows]

FILE VA Legal Team LLC 00048

GRANTOR(S):

Donald Louis Fesi

Donald Louis Fesi

ACKNOWLEDGMENT

STATE OF Pennsylvania )

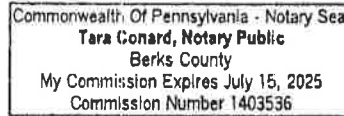
COUNTY OF Berks )

This record was acknowledged before on this 28 day of March, 2023, by Donald Louis Fesi.

Tara Conard

Notary Public

My Commission Expires: July 15, 2025



Certificate of Residence

I do hereby certify that the Tax Billing Address of the within named Grantee(s) is: 409 Brookside Avenue, Ambler, PA 19002

I do hereby certify that the Owner Mailing Address of the within named Grantee(s) is: 409 Brookside Avenue, Ambler, PA 19002

Tara Conard

NOTICE: THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE[S] TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS/ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156, § 1.

Witnessed or Attested by:

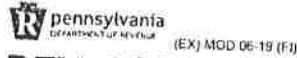
GRANTEE(S):

Mary Z McLaughlin

Randy J. Merritt

Daniel H. Hughes

\_\_\_\_\_



1830019105

REV-183 BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY State Tax Paid: \$0.00 Book: 4321 Page: 01573 Instrument Number: Date Recorded: 03/31/2023

SECTION I TRANSFER DATA

START Date of Acceptance of Document VIII/DEED/TTT 3/28/2023 Grantor(s)/Lessor(s) Donald Louis Fesi Telephone Number 610-256-5702 Grantee(s)/Lessee(s) Donna Lea Merritt, Trustee Telephone Number 610-256-5702 Mailing Address 409 Brookside Avenue Mailing Address 51 Lowell Drive City Ambler State PA ZIP Code 19002 City Reading State PA ZIP Code 19606

SECTION II REAL ESTATE LOCATION

Street Address 409 Brookside Avenue City, Township, Borough Lower Gwynedd County Montgomery School District Wissahickon Tax Parcel Number 39-00-00463-00-2

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO 1. Actual Cash Consideration \$0.00 \$10.00 2. Other Consideration + 0 3. Total Consideration = \$0.00 \$10.00 4. County Assessed Value \$106,700.00 5. Common Level Ratio Factor x 2.53 6. Computed Value = \$269,951.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 269,951.00 1b. Percentage of Grantor's Interest in Real Estate 100 % 1c. Percentage of Grantor's Interest Conveyed 100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) (Estate File Number) Transfer to a trust. (Attach complete copy of trust agreement and all amendments.) Transfer from a trust. (Attach complete copy of trust agreement and all amendments.) 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.) Statutory corporate consolidation, merger or division. (Attach copy of articles.) Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Donna Lea Merritt Telephone Number 610-256-5702 Mailing Address 51 Lowell Drive City Reading State PA ZIP Code 19606

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

PLEASE SIGN AFTER PRINTING

Date VIII/DEED/TTT 03/28/2023

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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