Prepared by and Return to: Ann E. Green, Esquire 315 Maple Avenue Swarthmore, PA 19081 610-544-8780



52201627 Page: 1 of 6 04/21/2010 12:44PM

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THIS INDENTURE Made the Made of April, in the year two thousand and ten (2010)

Between Winifred A. Radolan, Administratrix of the Estate of Edythe Kegrize (hereinafter called the Grantor), of the one part, and Winifred A. Radolan and Edythe Kegrize, surviving daughters of Edythe Kegrize (hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, and in exchange for other and valuable consideration, unto her, 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 same Grantees, their heirs and assigns, as joint tenants with right of survivorship.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected SITUATE in the Thirty-fifth Ward of the City of Philadelphia and described according to a Survey and Plan thereof made by Howard LeQuin, Esquire, Surveyor and Regulator of the First District dated the

BEGINNING at a point on the Southeasterly side of Rockwell Avenue (70 feet wide) at the distance of Three hundred and three feet Northeastwardly from the Northeasterly side of Napfle Avenue (60 feet wide), said point of beginning being the center line of a certain Eight feet wide joint driveway laid out partly on these premises and partly on premises adjoining to the Southwest.

containing in front at breadth or the said side of Rockwell Avenue Fiftyone feet and extending of that width in length octains Southeastwardly between parallel lines at right angles to Rockwell Avenue One hundred fifty feet, the Southwesterly line thereof being partly along the center line of the aforesaid Eight feet joint driveway. Being premises 7713 Rockwell Avenue.

BEING part of the same premises which George Betz and Martha. Betz, his wife, by Indenture bearing the date January 23, 1953 and recorded in the Office for the Recording of Deeds in Philadelphia County in Deed Book MLS No. 318, page 544, granted and conveyed unto Frank Kegrize, singleman.

The said Frank Kegrize died-on June 4, 2002, survived by his spouse, Edythe Kegrize and two children, Edythe Kegrize and Winifred'Radolan. Letters of Administration were granted by the Philadelphia Register of Wills, on July 18,2002 to Edythe Kegrize, Spouse, for which file number A 3561-02 was assigned to said Estate.

BEING the same premises which Edythe Kegrize, Administratrix of the Estate of Frank Kegrize by Indenture bearing the date June 22, 2004 recorded in the Office for the Recording of Deeds in Philadelphia County on June 23, 2004 at I.D. #50954853 granted and conveyed unto Edythe Kegrize, surviving spouse of Frank Kegrize.

Edythe Kegrize died on September 19, 2005, survived by her two children, Edythe Kegrize and Winifred A. Radolan. Letters of Administration were granted by the Philadelphia Register of Wills, on November 8 2005 to Winifred A. Radolan, (Edythe Kegrize, having renounced her right to serve as an administratrix of her mother's estate), for which file number 5906-05 was assigned to said Estate.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid Eight feet wide joint driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners tenants, and occupiers of the property adjoining to the Southwest.

The transfer of this subject property is exempt from real estate transfer tax, since it is a transfer from the Administratrix of the Estate of Edythe Kegrize to her daughters, Edythe Kegrize and Winifred A. Radolan as part of

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UNDER AND SUBJECT to restrictions as of record.

TOGETHER with all and singular the buildings, Improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditments and appurtmenters, what per extractions are thereby granted premises belonging, or in any velocity programment, and the raversions and remainders, rents, issues, and profits thereof; and all the estate, right, interest, property, claim and demand whatsoever of her, 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 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 same Grantees, their heirs and assigns forever.

UNDER AND SUBJECT to restrictions as of record.

AND the said Grantor, for herself, her executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that she, the said Grantor, hereby granted or mentioned and intended so to be, with the appurtenances, unto the same Grantees, their heirs and assigns, against her, the said Grantor, her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from her, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered

Winifred A. Radolan, Administratrix of the Estate of Edythe Kegrize, Deceased

Commonwealth of Pennsylvania County of Delaware

SS:

On this, the 141th, day of April 2010, before me, a Notary Public in and for

Administrators of the state of saying regrize, known to me (or satisfactority proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she has executed the same for the purposes therein contained.

In Witness Whereof, Philippinio and his said and official seal:

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NOTARIAL SEAL
ANN E, GREEN, Notary Public
Swarthmore Boro., Delawers County
lits Sommission Expires September 20, 2012

Notary Public

DEED

WINIFRED A. RADOLAN, ADMINISTRATRIX OF THE ESTATE OF EDYTHE KEGRIZE

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TO

EDYTHE KEGRIZE AND WINIFRED A. RADOLAN, SURVIVING DAUGHTERS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

Grantees

PREMISES:

7713 ROCKWELL AVENUE PHILADELPHIA COUNTY PHILADELPHIA, PA 19111

The addresses of the above-named Grantees are, as follows:

Kansas City, MO 64113

Winifred A. Radolan 7713 Rockwell Avenue Philadelphia, PA 1911

on behalf of the Grantees

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value sids not set forth in the deed, (2) whe the deed is with consideration, or by gift, or (3) a tax exemption is delimed. If more space is needed, attach additional sheet(s). A. CORREPONDENT — All inquiries may be directed to the following person: NAME ANNE GREEN STRET ADDRESS WINNIFRED A RADOLAN ADDRESS AT A TAX X EDVITHE KEGRIZE AND WINNIFRED A. RADOLAN STRET ADDRESS STRETA ADDRES				BOOK NO.	PAGE NO.	
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the deed is with consideration, or by gift, or (3) etax exemption is claimed. If more space is needed, attach additional sheet(s). A. CORRESPONDENT — All inquiries may be directed to the following person: ANN E. GREEN			₩. W.	CITY TAX PAID		
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RIDER ATTACHED TO PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

Addresses of Grantees:

Edythe Kegrize 20 East 70th Street Kansas City, MO 64113

Winifred A. Radolan 7713 Rockwell Avenue Philadelphia, PA 19111

NO. 355

City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS) RETURN DOCUMENT TO: The information provided by you will be relied upon Thomas A. Cunningham, Esquire by the Department of Records for examination and Name: indexing purposes. If there is any conflict between the Address: 7990 Oxford Avenue RIS and the attached document, the information on the 1st Floor RIS shall prevail for examination and indexing Philadelphia, PA 19111 purposes. Telephone: (215) 722-6230 Type of Document: Lease/Memorandum of Lease Mortgage Deed Assignment of Lease & Rent Sheriff's Deed Release of Mortgage Assignment of Mortgage Easement Deed of Condemnation Satisfaction of Mortgage Other Other Deed (specify) 2. Date of Document: 22 /2004 6 month day year Kegrize, Edythe (a.) Grantor/Mortgagor/Assignor/Lessor/ 3. Other. (Last Name, First Name, Middle Initial) Additional names on Continuation Page of RIS Kegrize, Edythe Grantee/Mortgagee/Assignee/Lessco/ Other: (b.) (Last Name, First Name, Middle Initial) Additional names on Continuation Page of RIS 5. Property Address: (a.) House No. & Street Name: 7713 Rockwell Avenue, Philadelphia, PA 19111 Philadelphia, PA Zip Code: Condo Name(if applicable): Unit# Parcel Identification Number (PIN) (optional): BRT Account # (optional): Additional addresses on Continuation Page of RIS 6. Grantee's Mailing Address (Deed Only): (If Grantce is at a different address than the Property Address listed in Section 5, complete this section.) Grantee or Designee Name: House No. & Street Name: Zip Code: State: 7. Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified: Recorder's Index Information of Original Mortgage: (a.) Name of Original Mortgagee: Recording Date of Original Mortgage: Initials, Book and Page or Doc. ID# day year month Additional references on Continuation Page of RIS Optional Information 8. Subdivision Consolidation 50954853 Edythe Kegrize, Administratrix Page: 1 of 6 'OR Name 06/23/2004 01:08PM (215) 722-6230 Doc Id: 50954853 Receipt #: 337139 Rec Fee: 74.50 'OR Telephone Number This Document Recorded 06/23/2004 State RTT: 0.00 01:08PM Local RTT: 0.00 Commissioner of Records, City of Philadelphia OR Symatore 101/1X 01:08PM Doc Code: D