

CSA-245

COLONIAL SEARCH & ABSTRACT
1111 Easton Road, Ste. 21
Washington, PA 15376

File No. CSA-245

Parcel ID No. 1-08-22-24

This Indenture, made the 2nd day of August, 2001,

Between

BALAMORE, INC., A PENNSYLVANIA CORPORATION

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

BHARAT PAREKH and MADHAVI PAREKH, Husband and Wife

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Twenty-Seven Thousand Nine Hundred And 00/100 Dollars (\$427,900.00)** lawful money of the United States of America, unto it 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 said Grantees, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns,

See legal description attached hereto and made a part thereof.

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 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 it, 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 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever 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.



**Fidelity National Title Insurance Company
of New York**

**SCHEDULE C
(Descriptions)**

**CSA-245
File No. 515192FA**

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, Situate in the Township of Bedminster, in the County of Bucks and Commonwealth of PA, bounded and described according to a "Plan of Subdivision of Rolling Meadows" made by Schlosser and Claus, Consulting Engineers, Inc., dated 8/12/1996 and last revised 9/8/1999 and recorded in the Office for the Recording of Deeds in and for Bucks County of Doylestown, PA in Plan Book No. 298, page 67 as follows, to wit:

BEGINNING at a point at the intersection of the Northeasterly side of Cider Mill Lane and the Northwesterly side of Fretz Valley Road, thence extending along Cider Mill Lane, the six following courses and distances: (1) along the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 31.19 feet to a point of tangent and (2) North 57 degrees 52 minutes 17 seconds West 63.80 feet to a point of curve and (3) along the arc of a circle curving to the left, having a radius of 475 feet the arc distance of 131.95 feet to a point of tangent and (4) North 41 degrees 57 minutes 18 seconds West 256.79 feet to a point of curve and (5) along the arc of a circle curving to the left, having a radius of 525 feet, the arc distance of 206.04 feet to a point of tangent and (6) North 64 degrees 26 minutes 27 seconds West 115.22 feet to a point; thence extending along Lot No. 15 the three following courses and distances (1) North 28 degrees 15 minutes 5 seconds East 281.56 feet to a point and (2) North 41 degrees 57 minutes 18 seconds West 77.59 feet to a point and (3) North 19 degrees 48 minutes 39 seconds East 99.52 feet to a point; thence extending South 41 degrees 57 minutes 18 seconds East 333.68 feet to a point; thence extending South 44 degrees 12 minutes 39 seconds West 164.59 feet to a point; thence extending South 41 degrees 57 minutes 18 seconds East 631.90 feet to a point; thence extending along the Northwesterly side of Fretz Valley Road, along the arc of a circle curving to the left, having a radius of 2560 feet the arc distance of 41.16 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said plan.
BEING Parcel No. 1-8-22-24

BEING part of the same premises which JOYCE REX AND KATHLEEN JAMES EXECUTRICES OF THE ESTATE OF MIRIAM S. MYERS, AND JOYCE REX AND KATHLEEN JAMES, TRUSTEES UNDER THE WILL OF MIRIAM S. MYERS AND JOYCE LORRAINE REX, KATHLEEN M. JAMES A/K/A KATHLEEN BECKER, EXECUTRICES OF THE ESTATE OF MILTON M. MYERS AND JOYCE LORRAINE REX AND KATHLEEN M. JAMES A/K/A KATHLEEN BECKER SURVIVING TRUSTEES UNDER THE WILL OF MILTON M. MYERS, by Indenture bearing date 10/27/1999 and recorded in the Office of the Recorder of Deeds, in and for the County of BUCKS in Deed Book 1953 page 234 etc., granted and conveyed unto BALAMOORE, INC., A PA CORP., in fee.

BK2451 PG0442

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

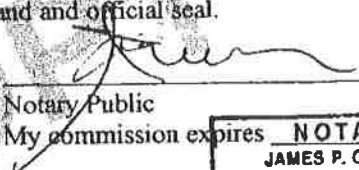
BALAMORE, INC., A PENNSYLVANIA
CORPORATION

By:  (SEAL)
Robin Reshatar, President

Commonwealth of Pennsylvania :
County of Bucks : ss

AND NOW, this 2nd day of August, 2001, before me, the undersigned Notary Public, appeared Robin Resetar, who acknowledged himself/herself to be the President of **Balamore, Inc., a PA corporation**, a corporation, and he/she, as such **President** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as **President**.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.


Notary Public
My commission expires

NOTARIAL SEAL
JAMES P. GRIMES, Notary Public
City of Philadelphia, Phila Co.
My Commission Expires Nov 12, 2002

The address of the above-named Grantees is:
731 Haycock View Drive
Parkside, PA 18944


On behalf of the Grantees

File No. CSA-245

Record and return to:
Colonial Search & Abstract Company
1111 Easton Road, Suite 21
Warrington, PA 18976

#	99.64
10-11-01 15:30C001	176.35
PA TRAN TAX	\$4279.00
BDMNSTR TWP	\$2139.50
PENNRIDGE SD	\$2139.50

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RECORDED

OCT 11 01

Edward R. Bullock



BCBOA Registry
5100
EB

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