

BEING THE SAME premises which Abcon, Inc. (a Pa. Corp.) by indenture bearing date the 25th day of July 1974 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 28th day of May 1976 in Deed Book 3964 page 63 granted and conveyed unto John P. Brosius, Jr. and Barbara L. Brosius, his wife in fee.

AND THE SAID John P. Brosius, Jr. has since departed this life whereby title to the above-described premises became vested in Barbara L. Brosius by reason of tenants by the entireties.

AND THE SAID Barbara L. Brosius has departed this life on 10-13-22, Intestate, and where Letters of Administration were granted on 12-12-22 unto Kevin John Brosius in the Orphans Court Division of the Register of Wills Office, in and for the County of Montgomery under ROW#2022-X4448.

REQUIREMENTS:

Proof of death of John P. Brosius, co-grantee in Deed Book 3964 page 63.

Proof that Barbara L. Brosius co-grantee in Deed recorded in Deed Book 3964 page 63 was the same person who departed this life on 10-13-22, Intestate, and where Letters of Administration were granted on 12-12-22 unto Kevin John Brosius in the Orphans Court Division of the Register of Wills Office, in and for the County of Montgomery.

Federal Estate taxes due the United States of America by the estate of Barbara L. Brosius, deceased.

Inheritance taxes due the Commonwealth of Pennsylvania by the Estate of Barbara L. Brosius, deceased.

EXCEPTIONS:

1. Subject to conditions as shown on a Plan of Subdivision recorded in Plan Book A-21 page 43.
2. Stream of water flows through premises; subject to the riparian rights of other adjoining owners. Also subject to the possibility of flood plain located on and through premises.
3. Rights granted to P.P.&I. as in Deed Book 3852 page 263.
4. Subdivision and Construction Escrow Agreement as in Deed Book 3863 page 550.
5. Easement for Drainage as in Deed Book 3868 page 178.
6. Sanitary Sewer Easement Agreement as in Deed Book 3868 page 190.
7. Right of Way Agreement as in Deed Book 2915 page 432.
8. Easement with Hatfield Township as in Deed Book 5230 page 1887.

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MAY-28-76

JUL-29-71 00228 DEEDS • 1563 --- A

7.00
7.00

001195

This Indenture,

Made the ^{25th} day of ^{July} in the year of our Lord
one thousand nine hundred and ^{seventy four} (1974) BETWEEN

ABCON, INC., (a Pa. Corp.)

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

JOHN P. BROSIUS, JR. & BARBARA L. BROSIUS, his wife

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

Witnesseth, That the said Grantor for and in consideration of the sum of

FIFTY THREE THOUSAND FIVE HUNDRED (\$53,500.00) DOLLARS

lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, released and confirmed, and by these presents hath grant, bargain and sell, release and confirm unto the said Grantee s, their heirs and assigns, as tenants by the entireties.

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MAY 28 11:17 AM '76

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in the Township of Hatfield, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision of "Lexington", made by Melxner, Civil Engineer and Surveyors, Collegeville, Pennsylvania, on the 23rd day of February, 1971 and last revised April 2, 1973, and recorded in the Office for the Recording of Deeds in Plan Book A-21 page 43, as follows to wit:

BEGINNING at a point on the Southeasterly side of Foster Road (fifty feet wide) said point being measured the six following courses and distances along said side of Foster Road from the Southerly end of a radius round corner connecting said side of Foster Road with the Northeasterly side of Hatfield Valley Road (also known as Cowpath Road or State Road #646) (ultimate width of eighty feet) viz: (1) on the arc of a circle curving to the right with a radius of fifteen feet the arc distance of twenty-three and eighty-one one-hundredths feet to a point of tangent; and (2) North forty-three degrees forty-seven minutes fifty seconds East one hundred forty and ninety-four one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of one hundred feet, the arc distance of seventy and seventeen one-hundredths feet to a point of tangent and (4) North eighty-four degrees East eighty-eight and twenty-three one-hundredths feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of one hundred fifty feet the arc distance of twenty-two and sixty-nine one-hundredths feet to a point of tangent; and (6) North seventy-five degrees twenty minutes East one hundred forty-one feet to the place of beginning; thence extending along said side of Foster Road the three following courses and distances viz: (1) North seventy-five degrees twenty minutes East sixteen and seventy-four one-hundredths feet to a point of curve, (2) on the arc of a circle curving to the left, with a radius of one hundred fifty feet the arc distance of thirty-two and twenty-nine one-hundredths feet to a point of tangent, and (3) North sixty-three degrees East one hundred five feet to a point in line of Lot No. 5, thence extending along Lot No. 5 South twenty-seven degrees East one hundred twenty feet to a point on the Northwesterly side of Flood plain line of West Branch Neshaminy Creek; thence extending along the same the two following courses and distances, viz: (1) South sixty-three degrees West one hundred thirty-four and seventeen one-hundredths feet to a point and (2) South seventy-five degrees twenty minutes West forty-five and ninety-one one-hundredths feet to a point in line of Lot No. 3; thence extending along Lot No. 3 North fourteen degrees forty minutes West one hundred twenty feet to the first mentioned point and place of beginning. CONTAINING 20,063 square feet.
BEING Lot No. 4 as shown on said Plan.

BEING part of the same premises which Dragon Hill, Inc., (A Pennsylvania Corporation) by Indenture bearing date the 22nd day of December A.D. 1972, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 3815 page 316, granted and conveyed unto Abcon, Inc., (A Pennsylvania Corporation) in fee.

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 REALTY TRANSFER TAX
 MAY 28 '76
 \$ 35.50
 EC-11163

REALTY TRANS. TAX PAID
 STATE \$35.50
 LOCAL \$35.50
 FER
D.S.P.

Additional Tax
 REALTY TRANS. TAX PAID
 STATE \$35.50
 LOCAL \$35.50
 FER
D.S.P.

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 REALTY TRANSFER TAX
 \$ 535.00
 EC-11160

Together with all and singular buildings and improvements, streets, _____
 Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances,
 whatsoever thereunto 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 _____

_____ in law, equity,
 or otherwise howsoever, of, in, and to the same and every part thereof, _____

BOOK 4109 PC 360

BOOK 3964 PC 64

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 said Grantees, their heirs and Assigns, forever, as tenants by the entireties.

And the said Grantor, for itself, 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, its successors, all and singular the Hereditaments and Premises herein above 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, its successors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will.

WARRANT and forever DEFEND

In witness whereof, the said Corporation has by its proper Officers caused to be hereunto affixed its Common or Corporate Seal the day and year aforesaid.

BY: Werner Fricker (SEAL)
WERNER FRICKER, President

Attest: Stephan Brenner (SEAL)
STEPHAN BRENNER, Secretary

SEALED AND DELIVERED
IN THE PRESENCE OF US

[Signature]

Received the day of the date of the within or foregoing Indenture, of the within named
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the 25th day of July Anno Domini 1974, before me, the subscriber, a
duly commissioned Notary Public in and for the County & Commonwealth aforesaid,

personally appeared STEPHAN BRENNER, Secretary of the said
ABCON, INC., (a Pa. Corp.)

who being duly sworn according to law, says that he was personally present at the execution of
the above Indenture, and saw the Common or corporate seal of the said Corporation duly affixed thereto;
that the seal so affixed thereto is the common or corporate seal of the said Corporation; that the said
Indenture was duly sealed and delivered by WERNER FRICKER, President
of the said Corporation, as and for the act and deed of the said Corporation, for the uses and purposes
therein mentioned, in pursuance of resolution of its Board of Directors at a duly convened
Meeting and that the names of this deponent as Secretary
and of WERNER FRICKER as President of the said Corporation, subscribed to
the above Indenture in attestation of its due execution and delivery, are of their and each of their
respective handwritings.

Sworn and subscribed before me, the day and year
aforesaid. Witness my hand and Notarial seal.

Stephan Brenner
STEPHAN BRENNER, Secretary



The Address of the within-named Grantee
1925 Koster Rd, Hatfield, Pa 19340
Cherry
On behalf of the Grantee

APPLICATION NO. 179658-a
TITLE ABSTRACT COMPANY OF PENNA.
REPRESENTING
LAWYERS TITLE INSURANCE CORP.
UPPER MERRY, PENNA.
DEED
JUL 29 2 20 PM '74

ABCON, INC., (a Pa. Corp.)
to
JOHN P. BROSIUS, JR. &
BARBARA L. BROSIUS, his wife
PREMISES:
Lot 4 # 1925 Foster Road,
Hatfield Township,
Montgomery County,
Pennsylvania.
John C. Clark Co. Phila. 7507
THE THREE A COMPANY
108 Welsh Road
Fox-Sham, Pa. 19044

Recorded in the office for recording of deeds in and for Montgomery County
in Deed Book No. 3964 page 63 &c.
Witness my hand and seal of office this 29th
day of July Anno Domini 19 74

Sullivan J. Aske Jr

Montgomery County, S. S.
Recorded in the Office for Recording of Deeds & c.
in and for said county in DEED book
No. 4109 Page 359 & c
Witness my hand and seal of office this 28th
day of MAY 19 76

800:4109 PG 362

BOOK 3964 PG 66