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RCD FEE \$45.50 LCL TAX \$2 550.00 ST TAX \$2 550.00



MONTGOMERY COUNTY ROD

34-FRANCONIA TOWNSHIP \$2 550.00 NANCY BECKER ROD

Handwritten initials

Prepared by and Return to

Greater Montgomery Settlement Services, LLC
375 Morris Road, Suite 201
P O Box 281
West Point, PA 19486-0281
File No GMSS3027
UPI # 34-00-00802-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
34-00-00802-00-1 FRANCONIA
77 CHURCH RD
NICE KAREN & FREDERICK E HUSK
B 010 U 023 L 1101 DATE 09/23/05

This Indenture, made the 20th day of Sept 2005,

Between

KAREN NICE AND FREDERICK E. HUSK

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

WALLACE H. BURROUGHS

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Fifty Five Thousand Dollars 00/100 (\$255,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Franconia, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made for Morris R. Barndt, by F. Richard Urwiler, Registered Professional Engineer, dated March 15, 1965 last revised April 22, 1965 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C 4 Page 72 as follows, to wit

Beginning at the point of intersection where the extended title line in the bed of Fourth Street (33.00 feet wide) intersects with the centerline of Church Road (33 00 feet wide), thence extending from said point of beginning North 46 degrees 15 minutes West along the aforesaid title line in the bed of Fourth Street and also crossing the Northwestern side of Church Road (if extended) the distance of 138.48 feet to a point, a corner, thence extending North 50 degrees 30 minutes East crossing the Northeastly side of Fourth Street the distance of 141.69 feet to a point a corner; thence extending South 46 degrees 03 minutes 17 seconds East recrossing the said Northwestern side of Church Road the distance of 168.69 feet to a point on the aforesaid centerline of Church Road, thence extending South 62 degrees 15 minutes West along the aforesaid centerline of Church Road the distance of 147 89 feet to the first mentioned point of intersection and place of beginning

Being House Number 77 Church Road

BEING ASSESSMENT PARCEL NUMBER 34-00-00802-00-1

Being the same premises which Mabel H Barndt, by her Attorney-in-Fact Helen M Stover, by Indenture dated 6/15/90 and recorded 6/22/90 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4949 page 1723, granted and conveyed unto Karen Nice and Elva Nice as tenants in common.

Also, Being the same premises which Elva Nice, by Indenture dated 01-24-92 and recorded 01-30-92 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4998 Page 918, granted and conveyed her undivided 1/2 interest unto Karen Nice and Frederick E. Husk, her husband, as tenants by the entireties.

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 them, the said grantors, 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 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, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and 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 other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals Dated the day and year first above written

Sealed and Delivered
IN THE PRESENCE OF US.

Jacqueline Caffrey

Karen Nice {SEAL}

Karen Nice
Frederick E. Husk by his agent

Charles A. Dick {SEAL}

Frederick E. Husk by his agent

Charles A. Dick 221-2744

Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 20th day of Sept 2005, before me, the undersigned Notary Public, personally appeared **Karen Nice and Frederick E. Husk**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

NOTARIAL SEAL
JACQUELINE CAFFREY Notary Public
North Wales Boro Montgomery County
My Commission Expires March 16, 2006

Jacqueline Caffrey
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is

380 Logan St.
Hatfield, PA 18944

Jacqueline Caffrey
On behalf of the Grantee

Deed

UPI # 34-00-00802-00-1

Karen Nice and Frederick E Husk

TO

Wallace II Burroughs



Nancy J. [Signature]

Greater Montgomery Settlement
Services, LLC
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