

**BUCKS COUNTY RECORDER OF DEEDS**

55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2006129531

Recorded On 11/29/2006 At 7:43:23 AM

\* Total Pages - 5

\* Instrument Type - DEED

Invoice Number - 173975

User - NMS

\* Grantor - MOYER, LAWRENCE J

\* Grantee - EVAN LEE L L C

\* Customer - LONG & FOSTER / LARRY

\* **FEEs**

STATE TRANSFER TAX	\$5,000.00
RECORDING FEES	\$46.50
PENNRIDGE SCHOOL	\$2,500.00
DISTRICT REALTY TAX	
BEDMINSTER TOWNSHIP	\$2,500.00
TOTAL PAID	\$10,046.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

COPY

RETURN DOCUMENT TO:  
LONG & FOSTER / LARRY

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Bucks County, Pennsylvania.



*Edward R. Gudknecht*  
Edward R. Gudknecht  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Book: 5190 Page: 1803

057F27





**NOT INSURED**

**THIS DEED IS FOR ACCOMODATION ONLY**

Fee Simple Deed

**Prepared By:**

Long & Foster Settlement Services, LLC  
601 Hyde Park Campus  
Doylestown, PA 18901  
(215)489-9400  
LFS 06-3103

**Return To:**

Long & Foster Settlement Services, LLC  
601 Hyde Park Campus  
Doylestown, PA 18901  
(215)489-9400  
TAX ID: 1-13-11

**ORIGINAL**

1 7 1

*This Indenture made the 3rd day of November, 2006*

*Between*

**LAWRENCE J. MOYER AND JEAN L. MOYER, HUSBAND AND WIFE**

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

**EVAN-LEE, LLC**

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

**COPY**

*Witnesseth* That the said Grantor for and in consideration of the sum of **FIVE HUNDRED THOUSAND AND 00/100(\$500,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), granted, bargained and sold, released and confirmed, and by these presents do(es) grant, bargain and sell, release and confirm unto the said Grantee(s) their heirs and assigns,

**PREMISES "A":**

**ALL THAT CERTAIN** factory building known as **The Bedminster Factory** and tract of land, Situate in the Township of **Bedminster, County of Bucks and Commonwealth of Pennsylvania**, bounded and described as follows, to wit:

**BEGINNING** at a corner in the middle of the public road leading from **Bedminsterville to Plumsteadville** in a line of **Isaac K. Meyer's** lane; thence along the middle of said road, South 49 degrees East, 76.00 feet to a corner of in the middle of said road; thence by other land of the said **Elias Fretz**, South 43 1/2 degrees West, 246.84 feet to a corner; thence by the same, North 49 1/2 degrees West, 76.00 feet to a stone corner; thence by land of the said **Isaac K. Meyer's**, North 43 1/2 East, 246.84 feet to the place of **BEGINNING**.

**PREMISES "B":**

**ALL THAT CERTAIN** lot of land with messuage thereon erected, Situate in the Township of Bedminster, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin in the public road leading from Bedminsterville to Plumsteadville in a line of Jacob Hager; thence along the same, South 44 ¼ degrees West, 246.00 feet to a corner of the lands of the said Elmer T. Fretz and his wife Elsie M. Fretz; thence along the same, North 47 degrees West, 94 1/3 feet to a corner in the land of William F. Fretz; thence along the same North 43 ½ degrees East, 246.84 feet to a corner in the said public road; thence along the same, South 47 degrees East, 94 2/3 feet to a corner of place of **BEGINNING**.

**BEING** Parcel Number 1-13-11

**BEING** the same premises which Bennett V. Schultz and Susan S. Schultz, husband and wife, by Deed dated 10/14/1997 and recorded 10/17/1997 in the County of Bucks, in Deed Book 1472 page 1443 granted and conveyed unto Lawrence J. Moyer and Jean L. Moyer, husband and wife, their heirs and assigns, as tenants by the entireties, in fee.

*Together* with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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(s), 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 together 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(s), their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), their heirs and assigns forever, as first above written.

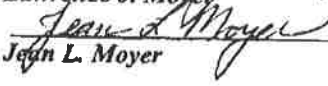
*And the* said Grantor(s), their heirs and assigns, executors and administrators do covenant, promise and agree, to and with the said Grantee(s), their heirs and assigns, by these presents, that the said Grantor(s) and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) their heirs and assigns, against the said Grantor(s) and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will

**WARRANT and forever DEFEND.**

*In Witness Whereof, the party/parties of the first part have hereunto set their hand and seal.*  
Dated the day and year first above written.

***Sealed and Delivered***  
***In the presence of us.***

  
\_\_\_\_\_  
Lawrence J. Moyer (Seal)

  
\_\_\_\_\_  
Jean L. Moyer (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)


**Commonwealth of Pennsylvania**

ss:

**County of Bucks**

**On this, the 3rd day of November, 2006, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared LAWRENCE J. MOYER AND JEAN L. MOYER, HUSBAND AND WIFE Known to me or satisfactorily proven to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.**

**I hereunto set my hand and official seal.**

  
\_\_\_\_\_  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SHARON TROMPISZ, Notary Public  
Doylestown Twp., Bucks County  
My Commission Expires February 10, 2010

After Recording Return to:  
Long & Foster Settlement Services, LLC  
3720 West Chester Pike  
Newtown Square, PA 19073  
LFS 06-3103

NOT INSURED

GRANTOR(S):

Lawrence J. Moyer and Jean L. Moyer, Husband and Wife

GRANTEE(S):

Evan-Lee, LLC

FOLIO/PARCEL:

1-13-11

PREMISES:

814 Kellers Church Road  
Bedminster, PA 18910

ADDRESS OF GRANTEE(S)/  
MAIL TAX BILLS TO:

814 Kellers Church Road, PO Box 74  
Bedminster, PA 18910

A handwritten signature in black ink, appearing to be "G. Moyer", written over a horizontal line.

COPY