

008820

REALTY TAX	
STATE	- 0 -
LOCAL	- 0 -
FER	<i>ll</i>

DEED

13.00
13.00
5.50
2.00

THIS INDENTURE Made the 23 day of April, in the year of our Lord One Thousand Nine Hundred and Ninety-nine (1999)

BETWEEN LOUIS TORO and MARGARET A. TORO (hereinafter called the Grantors), of the one part, and LOUIS TORO and MARGARET A. TORO (hereinafter called the Grantees) of the other part,

WITNESSETH That the said Grantors for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, unto them 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 do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

ALL THAT CERTAIN tract or parcel of land situate in the Township of Salford County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan entitled "Lot Line Adjustment Plan Prepared for Margaret Toro", last dated February 4, 1999, as prepared by Cowan Associates, Inc., Quakertown, PA, bounded and described as follows, to wit:

BEGINNING at a point within the cartway of Schultz Road, 25 foot half width, said point being in line with Lot 2 of the aforementioned subdivision plan;

THENCE (A) in or along and crossing said cartway, North 22°51'16" West, 174.84 feet to an iron pin;

THENCE (B) within the right-of-way of Schultz Road, North 22°11'00" West, 175.00 feet to a point

THENCE (C) along other lands of Louis and Margaret A. Toro, the following four (4) courses and distances:

- (1) North 53°44'00" East, 65.69 feet to an iron pin;
- (2) North 33°49'30" East, 318.85 feet to an iron pin;
- (3) North 87°06'30" East, 146.09 feet to an iron pin;
- (4) North 87°06'30" East, 49.37 feet to an iron pin;

THENCE (D) along the Northeast Extension of the Pennsylvania Turnpike, South 15°17'09" East, 449.79 feet to an iron pin;

This is a tax exempt transfer from themselves to themselves.

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THENCE (E) along Lot 2 of said subdivision, South 63°41'11" West, 457.69 feet to the first mentioned point and place of beginning.

Containing 215,944.33 square feet or 4.9574 acres.

PARCEL NO. 44-00-01717-00-3.

TOGETHER with all and singular the lot or piece of ground, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever until 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, 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 with the improvements, building, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns forever.

AND the said Grantor, his heirs, executors and administrators does covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by theses presents, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor and his 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 them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
In the Presence of Us:

Louis Toro
LOUIS TORO
Margaret A. Toro
MARGARET A. TORO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
44-00-01717-00-3 SALFORD
146 SCHULTZ RD
TORO LOUIS & MARGARET (APART) JP 500
B 016 U 020 L 1101 DATE: 04/28/99

BK5269PG0284

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Bucks*

SS

On this, the *23rd* day of *April*, 1999, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the Commonwealth of Pennsylvania the undersigned Officer, personally appeared LOUISE TORO and MARGARET A. TORO known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Marilyn C. Baumstark
NOTARY PUBLIC

Notarial Seal
Marilyn C. Baumstark, Notary Public
Sellersville Boro, Bucks County
My Commission Expires Aug. 5, 2002

DEED

LOUIS TORO and MARGARET A. TORO

To

LOUIS TORO and MARGARET A. TORO

Prepared By:
SCOT W. SEMISCH, ESQUIRE
SEMISCH AND SEMISCH
408 N. Easton Road
P. O. Box 306
Willow Grove, PA 19090-0306

Premises:
146 S. Schultz Road
Telford, PA 18969
*Grantee's Address:
same as premises*



Margaret Beckenbach

BK5269PG0285