

This Indenture Made this 3<sup>rd</sup> day of February, 2021

Between

Roger R. Sinick

(hereinafter called the Grantor),

AND

Carlvin Real Estate Investment LLC

(hereinafter called the Grantee),

**Witnesseth** That the said Grantor for and in consideration of the sum of TWO HUNDRED FIVE THOUSAND DOLLARS (\$205,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and 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 Grantee and Grantee's heirs, successors and assigns.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon created.

SITUATE in the Thirty-First Ward of the City of Philadelphia and described according to a survey and plan thereof made on the Twenty-Second day of October A.D., 1914 by Joseph Mercer, Esquire, Surveyor of the Sixth District, as follows:

BEGINNING at a point on the Northwesterly side of Trenton Avenue, (Eighty feet Wide), at the distance of Ninety-five feet, one and three quarters inches Southwestward from the Southwesterly side of Dauphin Street (Fifty feet wide); thence extending in front Southwestward along said Trenton Avenue Seventeen feet, six and five-eighths inches to a point; thence Northwestward parallel with said Dauphin Street Ninety-eight feet, eleven and three-quarters inches to a point; thence Northeastward parallel with Martha Street Seventeen feet, four inches to a point; thence Southeastward parallel with said Dauphin Street one Hundred one feet, seven and seven-eighths inches to the said Northwesterly side of Trenton Avenue and place of beginning.

BEING Known as No. 2228 Trenton Avenue.

Being the same premises which Anna M. Brode, also known as Annamarie Brode, by her attorney in fact, Robert Brode by Deed dated 10/17/1991 and recorded 10/23/1991 in Philadelphia County in Deed Book FHS 1969 Page 236 conveyed unto Roger R. Sinick, in fee.

**Together** with all and singular 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 and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever,

**And** the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns 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 Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

OR

The said Grantor and Grantor's heirs, successors and assigns, do covenant, promise and agree, to and with the said Grantee and Grantee's heirs, successors and assigns by these presents, that the said Grantor and Grantor's heirs, successors and assigns have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the

premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

 (SEAL)  
Roger R. Sinick