



5/3

Fee Simple Deed
Prepared By:
Long & Foster Settlement Services, LLC
3720 West Chester Pike
Newtown Square, PA 19073
(610)359-0727
LFS 05-9565

(1 of 3)

Original

Return To:
Long & Foster Settlement Services, LLC
3720 West Chester Pike
Newtown Square, PA 19073
(610)359-0727
TAX ID: 39-3-15

RETURN TO

This Indenture made the 3rd day of September, 2005

Between

ALAN D. BIRNEY AND LORI B. BIRNEY, HUSBAND AND WIFE

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

ANGELA R. BREESE

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

MBW

Witnesseth That the said Grantor for and in consideration of the sum of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100(\$345,000.00)** 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,

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, **SITUATE** in the Township of Caln, County of Chester and Commonwealth of Pennsylvania and known as part of the Milton M. Berry Estate bounded and described according to a Survey made by C. Timothy Slack dated July 24, 1953 as follows, to wit: -

BEGINNING at an iron pin in the intersection of the Kings Highway and the Reeceville Road; thence along said Kings Highway North 57 degrees 28 minutes 10 seconds West 217.80 feet to a railroad spike and a corner of land now or late belonging to Donald Berry; thence along the land now or late of Donald Berry North 00 degrees 44 minutes 50 seconds East 168.68 feet to a stake; thence South 89 degrees 45 minutes 10 seconds East 266.49 feet to a railroad spike in the Reeceville Road; thence along the Reeceville Road South 00 degrees 15 minutes 10 seconds East 141.58 feet to a railroad spike; thence continuing along said road South 19 degrees 14 minutes 50 seconds West 90.64 feet to a railroad spike; thence along said road South 44 degrees 8 minutes 50 seconds West 80.12 feet to the place of beginning.

3)



BEING PARCEL NO: 39-3-15

BEING the same premises which Steven C. Hunter, by Indenture bearing date 02/25/2002 and recorded at West Chester in the office for the Recording of Deeds, in and for the County of Chester on 03/01/2002, in Record Book 5215 page 1001, granted and conveyed unto Alan D. Birney and Lori B. Birney, husband and wife, their heirs and assigns, 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.



LONG & FOSTER

11/01/2005 09:41A

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*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.*

 (Seal)
Lori B. Birney

State of Penna
County of Chester

ss:

On this, the 3 day of September, 2005, before me, a Notary Public for the State of Penna, the undersigned Officer, personally appeared **LORI B. BIRNEY**

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
Crystal L. Peterson, Notary Public
Cain Twp., Chester County
My Commission Expires Sept. 3, 2007
Member, Pennsylvania Association Of Notaries



LONG & POSTER

11/01/2005 09:41A

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*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.*



Alan D. Birney (Seal)

State of

Pa

County of

Chester

ss:

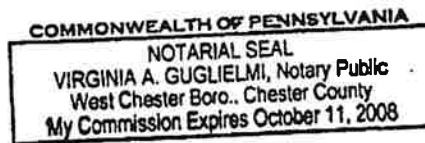
On this, the *27th* day of September, 2005, before me, a Notary Public for the State of _____, the undersigned Officer, personally appeared
ALAN D. BIRNEY

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



LONG & FOSTER

11/01/2005 09.41A

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After Recording Return to:
Long & Foster Settlement Services, LLC
3720 West Chester Pike
Newtown Square, PA 19073 ✓
LFS 05-9565

GRANTOR(S):

Alan D. Birney and Lori B. Birney, Husband and Wife


GRANTEE(S): ✓

Angela R. Breese


FOLIO/PARCEL:

39-3-15 ✓

PREMISES:

6 Reeceville Road
Coatesville, PA 19320 

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

6 Reeceville Road
Coatesville, PA 19320 



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Real Estate/Assessment > Parcel Details

[Select Another Search Criteria](#)

[Search Another Parcel](#)



ID # 39-03-0015 UPI # 39-3-15

1/8/2025 1:10 PM **Tax Year 2026**

Owner Information

Name:	BREESE ANGELA R	Address:	6 REECEVILLE RD COATESVILLE PA 19320
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Parcel Details

Lot Location:	NW COR OF KINGS HWY & REEC	District:	39
Property Descr:	1.3 AC DWG & GAR	Plan #:	
Land Use Code:	R-10	Acres:	1.3000
Deed Reference:	6668 0283	Sq. Feet:	56,628
Recorded Deed Date:	11/01/2005	Sale Price:	\$345,000
Location Address:	6 REECEVILLE RD, COATESVILLE, PA 19320		

Deed Description

Assessments

Lot:	32,260	Act 319:	
Property:	139,580	Act 515:	
Total:	171,840		
Assessment Date:	12/13/2024		

[< Previous Parcel](#) [Next Parcel >](#)

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 3903 001 50000
 UPI: 39-3-15
 Owner: BREESE ANGELA R
 Owner: BREESE ANGELA R
 Mail Address 1: 6 REECEVILLE RD
 Mail Address 2: COATESVILLE PA
 Mail Address 3:
 ZIP Code: 19320
 Deed Book: 6668
 Deed Page: 283
 Deed Recorded Date: 11/01/2005
 Legal Desc 1: NW COR OF KINGS HWY
 & REEC
 Legal Desc 2: 1.3 AC DWG & GAR
 Acres: 1.3
 LUC: R-10
 Lot Assessment: 32260
 Property Assessment: 139580
 Total Assessment: 171840
 Assessment Date: 12/13/2024 7:28:35 AM
 Municipality: CALN
 School District: Coatesville Area



Map Created:
Wednesday, January 8, 2025

County of Chester

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