

This Indenture Made the

September in the year of our Lord one thousand nine hundred and ninety-eight

Between ROBERT C. FROEHLICH

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

RICHARD E. TIMMONS AND JULIA E. TIMMONS,
HUSBAND AND WIFE

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

Witnesseth That the said Grantor

for and in consideration of the sum of

FOUR HUNDRED TWENTY THOUSAND DOLLARS (\$420,000.00 lawful money of the United States of America, unto him 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 does grant, bargain and sell, release and confirm unto the said GranteeS their heirs and assigns, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Buckingham, County of Bucks and Commonwealth of Pennsylvania, according to a Final Plan of Froehlich Tract, by Weisel and Gilmore Associates, Surveyors and Engineers, Doylestown, Pennsylvania, dated April 13, 1972 and recorded May 8, 1972 in Plan Book 96 Page 36, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of U.S. Route 202 (LR 152) at a corner of lands now or late of Harry J. Hoesch; thence extending from said point of beginning along said title line through the bed of said highway, North sixty-seven degrees, fifteen minutes East, One hundred forty-two and thirty-nine one-hundredths feet to a point, a corner of Lot No. 2 on said plan; thence extending along same the following three courses and distances: (1) South forty-four degrees, fifty minutes East, Two hundred ten feet (crossing over an iron pipe Seventy-seven and forty one-hundredths feet from the beginning of this line) to an iron pipe, a corner; (2) South eighteen degrees, seven minutes, fifteen seconds East, Two hundred eighty-two and seventy one-hundredths feet to an iron pipe, a corner; and (3) South thirty-nine degrees, no minutes twenty-five seconds West, Thirty-seven and four one-hundredths feet to an iron pipe, a corner of lands now or late of Robert R. Miles; thence extending along same and lands of Harry J. Hoesch aforesaid, North forty-one degrees, nineteen minutes West, Five hundred twenty-one and one one-hundredth feet (crossing over an iron pipe Thirty-five feet from the end of this line) to the point and place of beginning.

6-10-118-1

BEING part of the same premises which Adam J. Horger and Elizabeth T. Horger, his Wife, by Indenture dated June 24, 1958 and recorded in the Office of the Recorder of Deeds of Bucks County on June 25, 1958 in Deed Book 1433, Page 458, granted and conveyed unto Carl T. Froehlich and Adele L. Froehlich, his Wife, and Robert C. Froehlich (as joint tenants and not as tenants in common), in fee.

AND the said Carl T. Froehlich departed this life on April 11, 1971

AND the said Adele L. Froehlich departed this life on June 24, 1995, whereupon title to said premises became vested solely in Robert C. Froehlich, by right of survivorship.

BEING known as Bucks County Uniform Parcel Identifier No. 6-10-118-1.

Together with all and singular the 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 , 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 hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever. as tenants by the entirety.

And the said Grantor , for himself, his heirs,

executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these 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 Grantees, their 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 him, her, them or any of them, shall and will

By these presents **WARRANT** and forever **DEFEND**.

In Witness Whereof, the party of the first part has hereunto set his hand and seal . Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

Robert C. Froehlich
Robert C. Froehlich



Commonwealth of Pennsylvania
County of Bucks

ss:

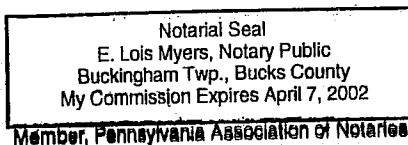
On this, the 4th day of September, 1998, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the

the undersigned Officer,

personally appeared ROBERT C. FROEHLICH

known to me (satisfactorily proven) to be the person whose name is ~~XXX~~ 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.



E. Lois Myers
Notary Public

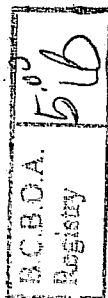
DEED.

ROBERT C. FROEHLICH
Grantor

TO

RICHARD E. TIMMONS AND
JULIA E. TIMMONS,
HUSBAND AND WIFE
Grantees

752-S John C. Clark Co., Phila. 1991
Jeffrey A. Drake, Esquire
Suite 15,
Bailiwick Office Campus
P.O. Box 1306
Doylestown, PA 18901
(215) 348-2088



DEED RECORDED
BY
BUCKINGHAM TOWNSHIP

DATE September 9, 1998
BY: E. Lois Myers

The address of the above-named Grantee
is 3795 Rt 202 Doylestown, Pa. 18901
E. Lois Myers
On behalf of the Grantee