**Ownership Information**

UPI / Property ID: 52641103310017
Location Address: 1044 GRAVEL PI
Owner's Name: PERSHINSKY MARIAN F

Mailing Address: PO BOX 467 1044 GRAVEL PIKE PALM PA 18070
Municipality: HEREFORD
School District: UPPER PERKIOMEN
Map PIN: 641103310017
Account #: 52030650

Recorded Documents

Deed / Instrument #: 2014 031013
Deed Date: 20140922
Deed Amount: 0
Deed Reference 1: 1469 0256
Deed Reference 2:
Plan:
Lot:

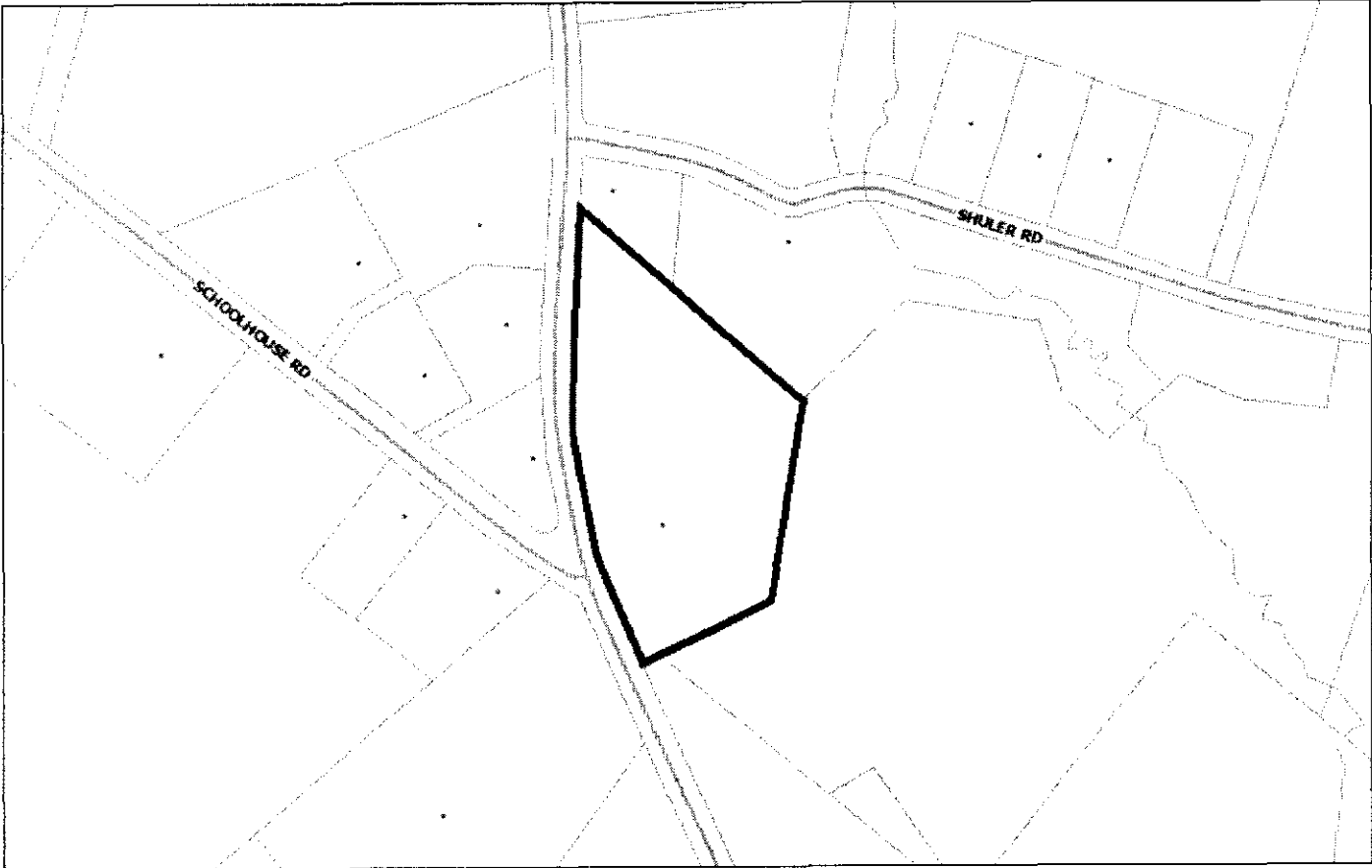
Property Details

Homestead Status: ACCEPTED: EFFECTIVE 07/01/2005
Market Land Value: 70500
Assessed Land Value: 70500
Building Value: 220200
Total Assessed Value: 290700
Property Class: RESIDENTIAL
Land Use Code: 108
Clean & Green Year:
Net Acreage: 6.67

Description: 1 1/2 STORY STONE
DETACHED IMPROVEMENTS

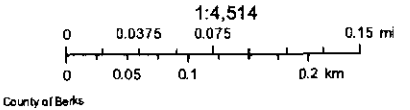
• This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis.
BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Berks County

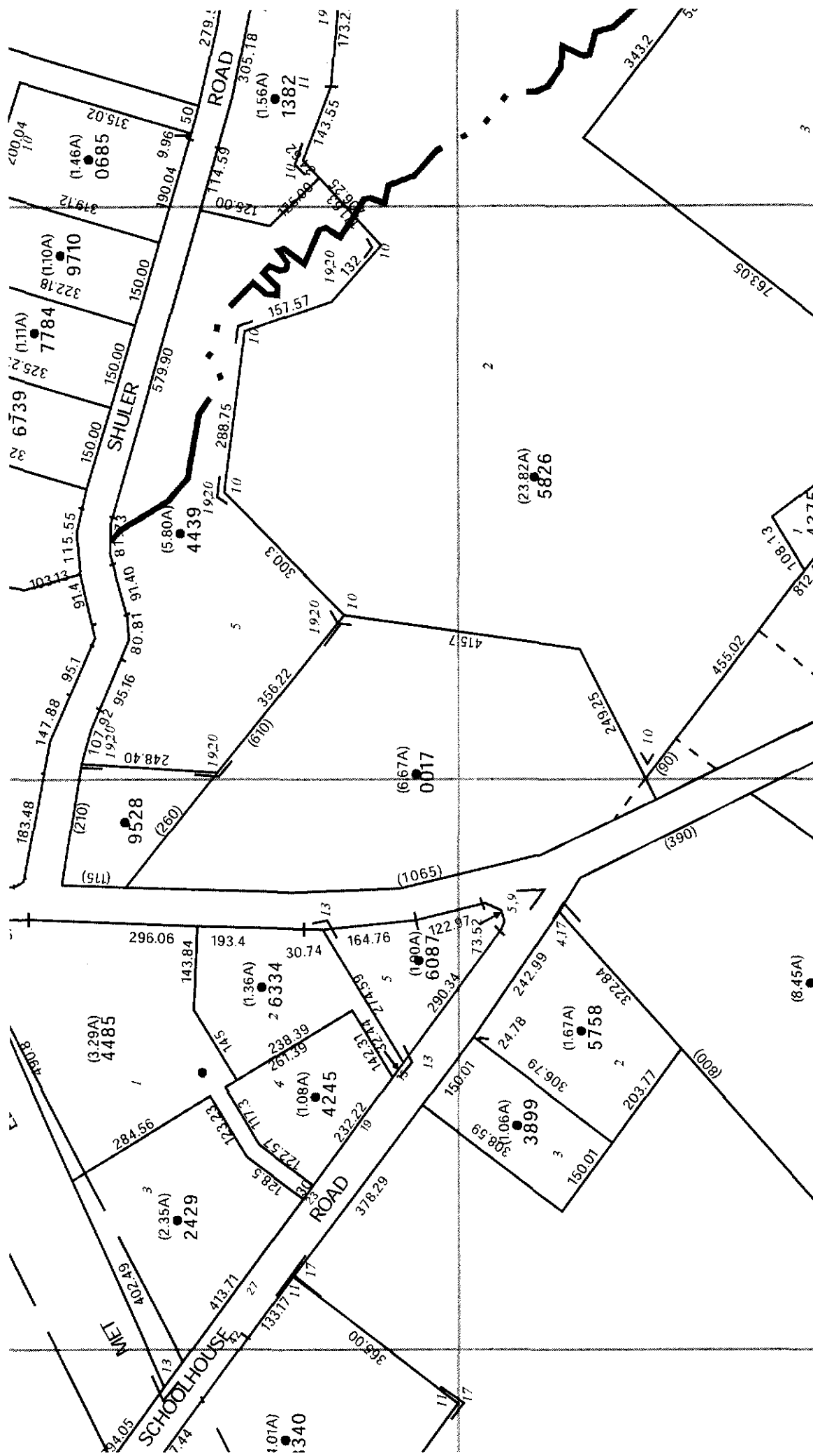


6/5/2018 4:15:00 PM

Parcels



Berks County
Berks County



This Indenture Made the Thirtieth

day of June in the year of our Lord one thousand nine hundred and Sixty-five (1965) **Between PAUL SPAAR, a/k/a PAUL S. SPAAR, and BERTHA SPAAR, his wife, both of Chapel, Pennsylvania,**

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

WILLIAM PERSHINSKY and MARIAN F. PERSHINSKY, his wife, also of Chapel, Pennsylvania,

(hereinafter called the Grantees), of the other part;

Witnesseth, That the said Grantors— for and in consideration of the sum of **ONE DOLLAR,**

lawful money of the United States of America, unto them well and truly paid by the said Grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and Assigns, as tenants by entireties,

ALL THAT CERTAIN small triangular shaped lot or piece of ground **SITUATE** on the Eastern side of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, in the Township of Hereford, County of Berks and Commonwealth of Pennsylvania, bounded on the Northeast by property to be acquired by William Pershinsky and Marian F. Pershinsky, his wife, on the South by property belong to Paul Spaar, and on the West by the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, property belonging to Hereford Township School District (Circular School), and being more fully bounded and described, as follows, to wit: **BEGINNING** at a corner marked by a railroad spike in the center line of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, said corner being the Southwestern corner of the herein described property; thence in and along the aforesaid macadam State Highway U.S. Route 29, leading from Hereford to Chapel, along property belonging to the Hereford Township School District (Circular School), passing through a railroad spike Fifty-nine and Twenty-one Hundredths Feet (59.21') from the next described corner, North Twenty Degrees Thirty-six Minutes West (N. 20° 36' W.), a distance of One Hundred Seventy-eight and Sixty-four Hundredths Feet (178.64') to a corner; thence leaving the aforesaid macadam State Highway U.S. Route 29, along property to be acquired by William Pershinsky and Marian F. Pershinsky, his wife, South Forty-five Degrees Fifty-eight Minutes East (S. 45° 58' E.), a distance of One Hundred Ninety-seven and Seventy Hundredths Feet (197.70') to a corner; thence along property belonging to Paul Spaar, passing through an iron pin Twenty-three and Seventeen Hundredths Feet (23.17') from the next described

1469-256

7.2.1965

corner, South Sixty-nine Degrees Twenty-four Minutes West (S. 69° 24' W.), a distance of Eighty-four and Seventy Hundredths Feet (84.70') to the place of beginning.

CONTAINING Seventeen Hundredths (0.17) of an Acre.

~~X~~ BEING a portion of the same property which the Hereford Township School District granted and conveyed unto Paul Spaar by Deed dated the Seventh day of May, 1963, and recorded in the office of the Recorder of Deeds, in and for Berks County, at Reading, Pennsylvania, in Deed Book Volume 1426, page 262.

This is a conveyance from parents to daughter.

Reading, Pa. 7-2-65
I hereby certify that the actual
consideration in this Deed is not
over One Hundred Dollars.

Leah Spaar
GRANTEE

VOL 1469 PAGE 257

Together with all and singular _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described _____ 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 Grantee, their heirs _____ and Assigns forever, as tenants by entireties.

And the said Grantors, for themselves, their _____

Heirs, Executors, and Administrators DO _____ by these presents covenant, grant and agree, to and with the said Grantee, their heirs _____ and Assigns, that they _____ the said Grantors, their _____

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs _____ and Assigns, against _____ them _____ the said Grantors, their _____




Heirs, and against all and every other 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 said parties _____ of the first part to these presents have _____ hereunto set their _____ hands and seal s. Dated the day and year first above written.

Signed, Sealed and Delivered }
in the presence of us:

Allen R. Keedy
Helen F. Kels

Paul Spaar 
Paul Spaar
Paul S. Spaar 
Paul S. Spaar
Bertha Spaar 
Bertha Spaar

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BERKS }

On this, the Thirtieth day of June 1965, before me, a Notary Public for the Commonwealth of Penna., residing in Washington Twp., Berks County, personally appeared PAUL SPAAR, a/k/a PAUL S. SPAAR, and BERTHA SPAAR, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public
Berks R.D. Washington Township, Berks County, Pa.
My Commission Expires February 1, 1969
Title of Officer

PAUL SPAAR, a/k/a PAUL S. SPAAR
and BERTHA SPAAR, h/w

To

WILLIAM PERSHINSKY
and
MARION F., h/w

Premises situate in Harford Twp.,
Berks County, Penna.

No. 320 F
Yoe & Lohman Co., 11 N. 11th St., Philadelphia

JUN 29 25 A 1965
RECORDED OF DEEDS
BERKS COUNTY, PA.

10-2-8

Witness to the office for Recording of Deeds at

10 and 12th Sts. Berks County, Pa. in Book

and Vol. 1469 Page 256

WITNESS my hand and seal of Office

[Signature]
Notary Public

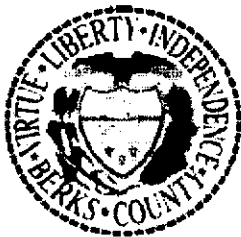
The residence of the within-named Grantee is

Chapel, Palm P. O., Pa.

[Signature]
On behalf of said Grantee

469 256
MAIL TO
Jury, Berks Co.
Berks Co.

659



Frederick C. Sheeler
Berks County Recorder of Deeds

Berks County Services Center 3rd Floor
633 Court Street
Reading, PA 19601
Office: (610) 478-3380 ~ Fax: (610) 478-3359
Website: www.countyofberks.com/recorder

INSTRUMENT # 2014031013

RECORDED DATE: 09/22/2014 03:40:07 PM



4484874-0005.

Document Type: DEED

Transaction #: 4795067
Document Page Count: 5
Operator Id: donnas

PARCEL ID(s): (See doc for additional parcel #'s)
52641103310017

SUBMITTED BY:
STEVENS & LEE
190 BRODHEAD RD SUITE 200

BETHLEHEM, PA 18017

*** PROPERTY DATA:**

Municipality: HEREFORD TOWNSHIP
School District: UPPER PERKIOMEN

**** PLEASE SEE DOCUMENT OR INDEX FOR ADDITIONAL PROPERTY DATA**

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURE AMT: \$0.00
TAXABLE AMOUNT: \$381,734.00

FEES / TAXES:

RECORDING FEES: DEED	\$14.50
AFFORDABLE HOUSING FEE	\$11.50
RECORDS IMPROVEMENT FUND	\$5.00
JUDICIAL FEE	\$35.50
WRIT TAX	\$0.50
ADDITIONAL PAGE FEE	\$2.00
PARCEL ID FEE	\$10.00
ADDITIONAL PAGE FEE (AFF)	\$2.00
Total:	\$81.00

INSTRUMENT #: 2014031013
Recorded Date: 09/22/2014 03:40:07 PM

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



Frederick C. Sheeler
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

PREPARED BY:
STEVENS & LEE
190 Brodhead Road, Suite 200
Bethlehem, PA 18017
Telephone: (610) 691-7111

RETURN TO:
Edward A. Fedok, Esq.
STEVENS & LEE
190 Brodhead Road, Suite 200
Bethlehem, PA 18017
Telephone: (610) 997-5063

PREMISES: 1044 Gravel Pike
Township of Hereford, County of Berks, Pennsylvania
Parcel ID # 52641103310017

DEED

THIS INDENTURE, made the 18th day of September, in the year two thousand fourteen (2014);

Between MARIAN F. PERSHINSKY, a widow, of the Township of Hereford, County of Berks and Commonwealth of Pennsylvania (hereinafter referred to as "Grantor")

- A N D -

MARIAN F. PERSHINSKY, of the Township of Hereford, County of Berks and Commonwealth of Pennsylvania (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE AND NO/100 DOLLAR (\$1.00)** lawful money of the United States, to her well and truly paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said Grantee, her heirs and assigns forever;

ALL THAT CERTAIN piece, parcel or tract of land situate on the Eastern side of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, in the Township of Hereford, County of Berks and Commonwealth of Pennsylvania, bounded on the Northeast by property belonging to Thomas E. Shuhler and Rose R. Shuhler, his wife, on the Southeast by property belonging to Paul S. Spaar, Inc., on the South by property belonging to Paul S. Spaar,

Inc., on the Southwest by property to be conveyed by Paul Spaar to William Pershinsky and Marian F. Pershinsky, his wife, on the West by the macadam State Highway U.S. Route 29, leading from Hereford to Chapel and property belonging to A. G. Kriebel and Ellen C. Kriebel, his wife, and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner marked by a railroad spike in the center line of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, said corner being the Northwestern corner of the herein described property; thence leaving the aforesaid macadam State Highway U.S. Route 29, along property belonging to Thomas E. Shuhler and Rose R. Shuhler, his wife, passing through an iron pin Twenty-four and Sixty-five Hundredths Feet (24.65') from the last described corner, South Forty-five Degrees East (S. 45° E.), a distance of Six Hundred Fifty-six and Twenty-two Hundredths Feet (656.22') to a corner marked by an iron pin; thence along property belonging to Paul S. Spaar, Inc., the two (2) following courses and distances, viz: (1) South Fourteen Degrees Nine Minutes West (S. 14° 09' W.), a distance of Four Hundred Fifteen and Seventy Hundredths Feet (415.70') to a corner marked by an iron pin; and (2) South Sixty-nine Degrees Twenty-four Minutes West a distance of Two Hundred Forty-nine and Twenty-five Hundredths Feet (249.25') to a corner; thence along property to be conveyed by Paul Spaar to William Pershinsky and Marian F. Pershinsky, his wife, North Forty-five Degrees Fifty-eight Minutes West (N. 45° 58' W.), a distance of One Hundred Ninety-seven and Seventy Hundredths Feet (197.70') to a corner in the aforesaid macadam State Highway U.S. Route 29, leading from Hereford to Chapel; thence in and along same, along property belonging to A. G. Kriebel and Ellen C. Kriebel, his wife, the two (2) following courses and distances, viz: (1) North Seven Degrees Eleven Minutes Fifty Seconds West (N. 7° 11' 50" W.), a distance of Four Hundred Six and Eighty-four Hundredths Feet (406.84') to a corner, and (2) North Eight Degrees Forty-five Minutes East (N. 8° 45' E.), a distance of Four Hundred Twenty and Seventy-five Hundredths Feet (420.75') to the place of beginning.

CONTAINING Seven and Twenty-seven Hundredths (7.27) Acres.

BEING THE SAME PREMISES which Paul S. Spaar, Inc., by its deed dated June 30, 1965, and recorded on July 2, 1965 in the Office of the Recorder of Deeds in and for Berks County in Deed Book

Volume 1469, Page 260, granted and conveyed unto William Pershinsky and Marian F. Pershinsky, his wife.

AND the said William Pershinsky, being so thereof seized, died on October 9, 2012, whereupon title to said premises vested in the said Marian F. Pershinsky, absolutely, by right of survivorship.

BEING PARCEL IDENTIFIER # 52641103310017

AND the said Grantor does hereby warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.



MARIAN F. PERSHINSKY

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF NORTHAMPTON :

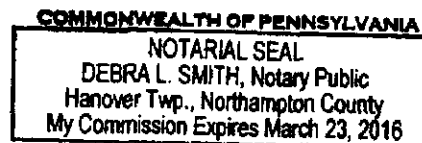
On this 18th day of September, 2014, before me, a notary public, the undersigned officer, personally appeared MARIAN F. PERSHINSKY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

I hereby certify that the precise address of the Grantee herein is:

1044 Gravel Pike
P. O. Box 467
Palm, PA 18070-1206




(for Grantee)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT – All inquiries may be directed to the following person:

Name Edward A. Fedok, Esquire, c/o Stevens & Lee

Telephone Number: 610 997 5063

Area Code

Street Address: 190 Brodhead Road, Suite 200

City Bethlehem, PA 18017

B TRANSFER DATE

Grantor(s)/Lessor(s) Marian F. Pershinsky, a Widow

Street Address 1044 Gravel Pike, P. O. Box 467

City Palm State PA Zip Code 18070-1206

Date of Acceptance of Document

Grantee(s)/Lessee(s) Marian F. Pershinsky

Street Address 1044 Gravel Pike, P. O. Box 467

City Palm State PA Zip Code 18070-1206

C PROPERTY LOCATION

Street Address 1044 Gravel Pike

City, Township, Borough Township of Hereford

County Berks

School District Upper Perkiomen

Tax Parcel Number 52641103310017

D VALUATION DATA

1. Actual Cash Consideration

\$ - 0 -

2. Other Consideration

+ \$ - 0 -

3. Total Consideration

= \$ - 0 -

4. County Assessed Value

\$291,400

5. Common Level Ratio Factor

X 1.31

6. Fair Market Value

= \$381,734

E EXEMPTION DATA

1a. Amount of Exemption Claimed
100%

1b. Percentage of Interest Conveyed
100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession _____
(Name of Decedent) (Estate file Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer between spouses.**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date September 18, 2014

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Def - 2192

AGREEMENT

THIS AGREEMENT, made this 29th day of April, 1991, by and among JOSEPH J. BENNETT and DEBRA KAY BENNETT, husband and wife, of Northampton, Pennsylvania (collectively, the "Grantor") and WILLIAM PERSHINSKY and MARIAN PERSHINSKY, husband and wife, of Palm, Pennsylvania (collectively, the "Grantee").

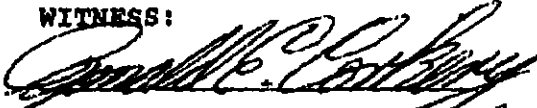
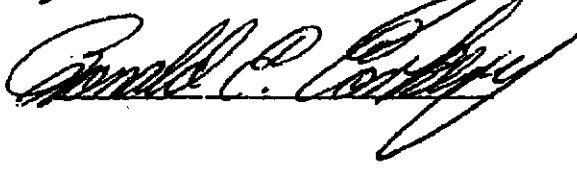
W I T N E S S E T H:

IN CONSIDERATION of the conveyance to the Grantor of that certain real property described in Exhibit "A" attached hereto and made a part hereof, and for other good and valuable consideration, and intending to be legally bound hereby, Grantor hereby covenants and agrees that so long as William Pershinsky or Marian Pershinsky is the owner of and resides on any portion of the property described in Deed Book Volume 1469, page 260, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, the Grantor shall not develop or cause to be developed any of the real property described on Exhibit "A" attached hereto and made a part hereof, including without limitation, the paving of any area, the construction of any parking lot, the erection of any building or improvement, and the making or placing of any motor vehicles, equipment or materials on such property.

This Agreement shall be binding upon the Grantor and their heirs and assigns.

IN WITNESS WHEREOF and intending to be legally bound
hereby, the Grantor has executed this Agreement on the day and
year first above written.

WITNESS:

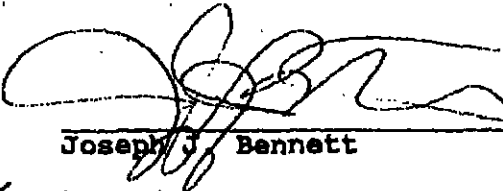
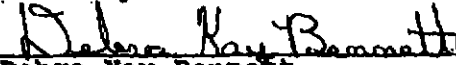

Joseph J. Bennett (SEAL)

Debra Kay Bennett (SEAL)

EXHIBIT "A"

ALL THAT CERTAIN schoolhouse, together with the lot or piece of land upon which the same is erected, situate in the Township of Hereford, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a stone corner of now or late Henry Marsteller's land and running thence by the same South forty one degrees and a half West eight perches to a corner of now or late Joseph Schultz's land, thence by the same North twenty four degrees West eighteen perches and seven tenths to a post in a line of now or late Joshua Schultz's land, thence by the same South forty nine degrees and a half East seventeen perches to the place of Beginning.

CONTAINING in area sixty eight perches of land.

LESS AND EXCEPT all that certain small triangular shaped lot or piece of ground SITUATE on the Eastern side of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, in the Township of Hereford, County of Berks and Commonwealth of Pennsylvania, bounded on the Northeast by property to be acquired by William Pershinsky and Marian F. Pershinsky, his wife, on the South by property belonging to Paul Spaar, and on the West by the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, property belonging to Hereford Township School District (Circular School), and being more fully bounded and described, as follows, to wit: BEGINNING at a corner marked by a railroad spike in the center line of the macadam State Highway U.S. Route 29, leading from Hereford to Chapel, said corner being the Southwestern corner of the herein described property; thence in and along the aforesaid macadam State Highway U.S. Route 29, leading from Hereford to Chapel, along property belonging to the Hereford Township School District (Circular School), passing through a railroad spike Fifty-nine and Twenty-one Hundredths Feet (59.21') from the next described corner, North Twenty Degrees Thirty-six Minutes West (N. 20° 36' W.), a distance of One Hundred Seventy-eight and Sixty-four Hundredths Feet (178.64') to a corner; thence leaving the aforesaid macadam State Highway U.S. Route 29, along property to be acquired by William Pershinsky and Marian F. Pershinsky, his wife, South Forty-five Degrees Fifty-eight Minutes East (S. 45° 58' E.), a distance of One Hundred Ninety-seven and Seventy Hundredths Feet (197.70') to a corner; thence along property belonging to Paul Spaar, passing through an iron pin Twenty-three and Seventeen Hundredths Feet (23.17') from the next described corner, South Sixty-nine Degrees Twenty-four Minutes West (S. 69° 24' W.), a distance of Eighty-four and Seventy Hundredths Feet (84.70') to the place of beginning.

CONTAINING Seventeen Hundredths (0.17) of an Acre.

2208 P2194

BEING PART OF THE SAME PREMISES which Bertha H. Spaar, Executrix of the Estate of Paul S. Spaar, by her deed dated September 4, 1970 and recorded in Deed Book Volume 1573, page 569, in the Office of the Recorder of Deeds of Berks County, Pennsylvania, granted and conveyed unto Marian Pershinsky.

AND BEING THE SAME PREMISES which Marian Pershinsky, by her deed dated April 29, 1991, and intending to be recorded forthwith in the Office of the Recorder of Deeds of Berks County, Pennsylvania, granted and conveyed unto Joseph J. Bennett and Debra Kay Bennett, husband and wife.

AND

ALL THAT CERTAIN message and tract of land together with the buildings and improvements erected thereon, situate in Hereford Township, Berks County, Pennsylvania, situate on both sides of State Highway between Chapel and Hereford, PA, known as Route 29, bounded and described as follows, to wit:

BEGINNING at a stone a corner of Chester S. Kriebel's land and running thence by the same North 27° 20' West a distance of 45.1 perches to a stone; thence by the same and by a public schoolhouse lot, North 45° East 29 perches to a stone in a line of land of Samuel S. Schultz; thence by the same South 45° East 43 perches to a stone in a line of land of Wilmer Derr; thence by the same and by land of Howard D. Albitz South 45° West, a distance of 42.7 perches to the place of beginning.

CONTAINING 9 acres and 100 perches of land.

EXCEPTING AND RESERVING THEREFROM all that certain tract and piece of land, together with the buildings and improvements erected thereon, situate on the Eastern side of the macadam State Highway leading from Hereford to Palm, known as State Highway Route 29, in the Township of Hereford, County of Berks, Commonwealth of Pennsylvania, as more fully described and set forth in a plan prepared by Walter E. Spotts, dated June, 1949, more fully described and set forth as follows:

BEGINNING at a corner marked by an iron pin in line of property now or late of Samuel S. Schultz, said corner being the most northern corner of the herein described property, thence along the aforesaid property now or late of Samuel S. Schultz, South 45° East a distance of 355' 10 1/4" to a corner marked by an iron pin; thence along residue property belonging to Paul S. Spaar and Bertha Spaar, his wife, the four following courses and distances, viz: (1) South 45° West a distance of 448' 10" to a corner marked by an iron pin in the center line of the macadam State Highway leading from Hereford to Palm; (2) along the center line of the aforesaid macadam State Highway North 9° 15' West a distance of 68' 4 1/4" to a corner marked by an iron pin; (3) continuing in and along the center line of the aforesaid macadam State Highway

North 16' West a distance of 343' 5 1/2" to a corner marked by an iron pin; and (4) leaving the aforesaid macadam State Highway North 45' East a distance of 242' 5" to the place of Beginning.

CONTAINING one (1) acre, one hundred three and twenty-three one-hundredths (103.23) perches.

AND LESS AND EXCEPT all that certain unimproved tract of land located in Hereford Township, Berks County, Pennsylvania, being Parcels 1, 2 and 3 on a certain plan prepared for Helen F. Kehs and Marian Pershinsky and recorded in Plan Volume 133, page 74, in the office of the Recorder of Deeds, Berks County, Pennsylvania, more fully described as follows:

BEGINNING at a point as shown on said plan, said point being the most southwesterly point of Parcel #1 and located in Traffic Route #29; thence North 45' East the distance of 448.84 feet to a point, a corner of Parcel #1; thence South 45' East the distance of 140.31 feet to a point, a corner of Parcels #1 and 4; thence along Parcels #1, 2 and 3, South 44' 34' West the distance of 578.50 feet to a point, a corner of Parcel #3; thence along Parcels #2 and 3 and Traffic Route #29, North 03' 08' 26" West the distance of 194.27 feet to the place of beginning.

AND LESS AND EXCEPT ALL OF THE ABOVE PREMISES which is located west of Pennsylvania State Highway Traffic Route No. 29.

BEING PART OF THE SAME PREMISES which Bertha Spaar by her deed dated May 19, 1984 and recorded in Deed Book Volume 1852, page 220, in the Office of the Recorder of Deeds of Berks County, Pennsylvania, granted and conveyed unto Helen F. Kehs and Marian F. Pershinsky.

AND BEING THE SAME PREMISES which Helen F. Kehs and Marian F. Pershinsky, by their deed dated April 29, 1991, and intending to be recorded forthwith in the Office of the Recorder of Deeds of Berks County, Pennsylvania, granted and conveyed unto Joseph J. Bennett and Debra Kay Bennett, husband and wife.

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