

This Indenture Made this 30th day of September 1997
Between

Martin A. Cunningham and Beverly Uphouse Cunningham, his wife
(hereinafter called the Grantor s),

Penny S. Stoker and Ricky L. Stoker, her husband
(hereinafter called the Grantee s),

Witnesseth That the said Grantors for and in consideration of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$280,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee s at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee s, their heirs and assigns, as tenants by the entirety.

TRI D181504DC

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Berwyn Downs made by Chester Valley Engineers, Inc., C.E., Paoli, PA dated 3-31-1955 and revised 10-8-1956 and 10-6-1956 as follows, to wit:

BEGINNING at the point of intersection of the southeast side of First Avenue (33 feet wide) if extended to the center line of Waterloo Avenue 33 feet wide but proposed 50 feet in width on the Plan of Berwyn Downs above mentioned; thence along the Southeasterly side of First Avenue and North 41 degrees 30 minutes East, 156.34 feet to a point, a corner of Lot 78 on land of Berwyn Downs; thence along Lot No. 78, South 33 degrees 26 minutes East, 169.56 feet to a point; thence extending through Lot 78 North 56 degrees 34 minutes East, 76.06 feet to a point in line of Lot No. 78 thence along Lot No. 79, South 31 degrees 43 minutes 50 seconds East, 31.01 feet to a point; thence still by Lot No. 79 North 56 degrees 34 minutes East, 73.16 feet to a point in line of Lot No. 43, thence along Lot No. 43 and Lot No. 42, South 31 degrees 28 minutes 10 seconds East, 80.05 feet to a point, a corner of land now or formerly of J. F. Hummell; thence along said land South 56 degrees 34 minutes West, 295.59 feet to a point in the center line of Waterloo Avenue; thence along the center line thereof the two (2) following courses and distances (1) north 35 degrees 01 minutes West, 145.75 feet to a point and (2) North 31 degrees 34 minutes West, 93.30 feet to the first mentioned point and place of beginning.

BEING Chester County Tax Parcel 55-2L-243

BEING the same premises which Graham S. Thompson and Sally S. Thompson, his wife by Deed dated 4-6-1988 and recorded in Chester County, in Record Book 1102 page 343 conveyed unto Martin A. Cunningham and Beverly Uphouse Cunningham, his wife, as tenants by entirety.

Unofficial Copy

BK 4242 PG 1354

Together with all and singular the buildings and 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 Grantors, 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 above described 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantee s their heirs and assigns forever.

COPY

And the said Grantors, for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree, to and with the said Grantees their heirs and Assigns, that they the said Grantors 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 Grantees, their heirs and Assigns, against them the said Grantors and against all and every Person or 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 subject as aforesaid, WARRANT and forever DEFEND.

(SPECIAL WARRANTY)

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/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 incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEES' WARRANTY)

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

Sealed and Delibered
IN THE PRESENCE OF US:

Martin A. Cunningham (SEAL)
MARTIN A. CUNNINGHAM

Beverly Uphouse Cunningham (SEAL)
BEVERLY UPHOUSE CUNNINGHAM

UNOFFICIAL

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF *Chester*)SS.

On this, the *30th* day of *Sept*, A.D. 19*97*, before me,
the undersigned officer, personally appeared *Martina & Beverly Uphouse Cunningham*
known to me (or satisfactorily proven) to be the persons whose names ~~is~~ *is* (are) subscribed to the within
instrument, and acknowledged that ~~they~~ *they* executed the same for the purposes therein contained.
~~In Witness Whereof~~, I hereunto set my hand and official seal.

INSTRUMENT
Copy not legible for
microfilming

NOTARIAL SEAL
Barbara W. Griest, Notary Public
Tredyffrin Township, Chester Co.
My Commission Expires Sept. 23, 1999
Member, Pennsylvania Association of Notaries

Barbara W. Griest
Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF)SS.

On this, the _____ day of _____, A.D. 19____, before me,
the undersigned officer, personally appeared _____
himself (herself) to be the _____ of _____
a corporation and that _____ he as such
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as
~~In Witness Whereof~~, I hereunto set my hand and official seal.

INSTRUMENT
Copy not legible for
microfilming

Notary Public
My Commission Expires:

D181504DC

TRIDENT LAND TRANSFER CO.
431 West Lancaster Ave.
Devon, PA 19333
(610) 889-7660

DECL.

Martin A. Cunningham
and Beverly Uphouse
Cunningham, his wife

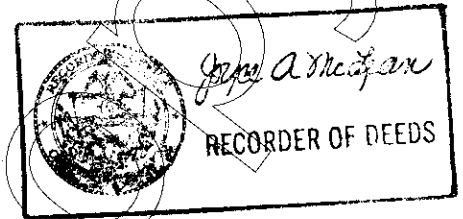
to

Penny S. Stoker and
Ricky L. Stoker,
her husband

Premises:
97 Waterloo Avenue
Easttown Township
Chester County

CLT-2096

The address of the above-named Grantee
is *97 Waterloo Avenue*
Berwyn, Pa 19312
On behalf of the Grantee



59459

DATE: 10/08/1997 TIME: 10:39A INST NO.: 59459

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 028280 TYPE DOC : DEED
REC FEE : 13.00
LOC RTT : 2800.00
ST RTT : 2800.00
WRIT TAX : 0.50
DATE: 10/08/1997 TIME: 10:39A INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 028280 TYPE DOC : HOUSING
REC FEE : 13.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00

Official