

HRMM&L

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

11,928-133

www.HRMML.com

October 30, 2017

VIA HAND DELIVERY

Tommy Ryan
Worcester Township Manager
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

**Re: Zoning Application for Ross A. Myers and Myers Family Partnership, II, L.P.,
1805 Berks Road, ("Subject Property")**

Dear Manager Ryan:

Please be advised that this office represents Applicant Ross A. Myers and the Myers Family Partnership, II, L.P., in its zoning application regarding the Allan Myers Business Campus located at 1805 Berks Road, Worcester, on tax parcel numbers 67-00-00286-00-7, 67-00-00289-00-4, 67-00-00292-00-1, 67-00-00293-00-9, 67-00-00293-50-4, 67-00-00310-01-9, and 67-00-03454-00-7 ("Subject Property"). Enclosed as part of this Application please find the following:

- 1) Zoning Application;
- 2) Zoning Map showing the Subject Property;
- 3) Zoning Decision #01-14, dated November 1, 2001;
- 4) Deeds for the Subject Property.

Also enclosed is a check in the amount of \$800 representing the application fee. Thank you for your time and consideration to this matter. Please let me know of all applicable meeting dates regarding this application.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: _____

JOHN J. IANNOZZI

Enclosures

cc: Brennan Marion. Myers Family Partnership
Michael Furey, Esquire, Township Zoning Solicitor

J. Edmund Mullin
Steven H. Lupin
Douglas I. Zeiders
Carl N. Weiner
Jonathan Samel, LL.M.
Merle R. Ochrach
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Joseph J. McGrory, Jr.
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
Lisa A. Shearman, LL.M.
William G. Roark
Andrew P. Grau, LL.M.
Susan E. Piette
Nathan M. Murawsky
Timothy P. Briggs
John F. Walko
James S. Lee
Jonathan L. Shaw
Kevin M. McGrath
Robert M. Sebia
Andrew J. Barron

OF COUNSEL:

J. Scott Maxwell
Edward Rubin
Steven J. English

LANSDALE

ACTS Center — Blue Bell
375 Morris Road
Post Office Box 1479
Lansdale, PA 19446-0773
Phone 215.661.0400
Fax 215.661.0315

**LIMERICK
HARRISBURG**

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
 AT THE CENTER POINT OF MONTGOMERY COUNTY
 PENNSYLVANIA

1721 Valley Forge Road
 P.O. Box 767
 Worcester, PA 19490

Phone (610) 584-1410
 Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO. : 17-16 DATE FILED: 11/1/17, 20

- APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: October 27, 2017

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Ross A. Myers and Myers Family Partnership, II, L.P.
- b. Mailing address: P.O. Box 98
 Worcester, PA 19490
- c. Telephone number: 610-960-3531
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

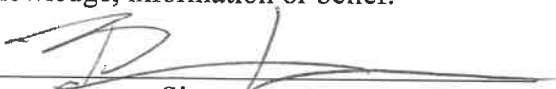
4. Applicant's attorney, if any:

- a. Name: John J. Iannozzi, Esquire
- b. Address: Hamburg, Rubin, Mullin, Maxwell & Lupin
 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446
- c. Telephone number: 215-661-0400

5. Property Details:
- a. Present Zoning Classification: AGR - Agricultural
 - b. Present Land Use: Office, Commercial, Residential
 - c. Location (Street Address):
1805 Berks Road
 - d. Parcel #: See attached
 - e. Lot Dimensions:
 - (1) Area: 107 Acres
 - (2) Frontage: Irregular
 - (3) Depth: Irregular
 - f. Circle all that apply in regards to the above specified property:
 - Public Water Public Sewer
 - Private Well Private Septic
 - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
See Attached Addendum.
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
See Attached Addendum.
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attached Addendum.
8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No
- If yes: specify: **(Please submit as an attachment)** See Attached Decision #01-14, dated November 1, 2001
9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment) N/A
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Signature

Breannon Marion

Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

On Behalf of A. Ross Myers and the
Myers Family Partnership, II, L.P.


Applicant Brennan Marion

Applicant

Sworn to and subscribed before me this 30th day of OCTOBER, 2017


Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dawn Mikos, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires Sept. 27, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 11/1/17


Zoning Officer

Worcester Township Zoning Hearing Board
Addendum to Application
Applicants: A. Ross Myers and the Myers Family Partnership, II, L.P's

Applicants A. Ross Myers and the Myers Family Partnership, II, L.P's zoning application pertains to the Allan Myers Business Campus located at 1805 Berks Road, which comprises the following Montgomery County Tax parcel numbers: **67-00-00286-00-7, 67-00-00289-00-4, 67-00-00292-00-1, 67-00-00293-00-9, 67-00-00293-50-4, 67-00-00310-01-9, and 67-00-03454-00-7** ("Property"). Applicants are requesting a variance to amend the Worcester Township Zoning Decision and Order dated November 1, 2001 attached as Exhibit "A" ("Zoning Decision") to allow for a 621 sq. ft. bathroom addition to the finance building located on the Property.

The prior Zoning Decision provided for 25,000 sq. ft. office building space which was limited to an area of 5 acres as shown on Exhibit "B" ("Prior Exhibit Plan"). The office space that was ultimately built within the 5 acre area was 14,423 sq. ft. Subsequently, there was a 90 sq. ft. addition to the Administration Building. Accordingly, there is 10,487 sq. ft. of allowable building area remaining within the 5 acre area ("Remaining Office Area"). Applicant is requesting a variance to amend the prior Zoning Decision to be able to reallocate 621 sq. ft. from the Remaining Office Area outside the previously determined 5 acre area for a bathroom addition to the finance building as shown on Exhibit "C" ("Zoning Exhibit Plan"). The location of the proposed bathroom addition to the finance building on the Property is further identified on Exhibit "D" ("Bathroom Exhibit Plan").

Applicant's requested zoning relief is consistent with the spirit, purpose, and intent of the ordinance. Applicant's requested relief will not detract from the use of neighboring properties, nor be detrimental to the public welfare. The requested relief is the minimum relief needed to afford the Applicant relief, and represents the least modification of the ordinance.

Exhibit “A”
(“Zoning Decision”)

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION #01-14 OF : REQUEST FOR
A. ROSS MYERS : A VARIANCE

DECISION

A Public Hearing on the above Application having been held on Thursday, November 1, 2001 at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER

Upon consideration of the evidence and testimony presented, Applicant's request for a Special Exception pursuant to §150-11 of the Worcester Township Zoning Ordinance, as amended, to permit construction of a 20,000 square foot shop building and future 25,000 square foot office building and parking is hereby **GRANTED**, subject to the following conditions:

1. The future development of the 25,000 square foot office building space is limited to the 5 acre area in substantially the same location as identified on Exhibit "A-2", attached hereto and incorporated herein.

2. The hedgerow as identified in the 5 acre area on Exhibit "A-2" shall be preserved as indicated thereon.

3. Developer shall install or screen the parking area for the 25,000 square foot office building for purposes of obstructing the view from neighboring properties.


4. Developer shall comply with the parking setbacks as identified in the Worcester Township Zoning Ordinance for the parking area within the 5 acre area identified on Exhibit "A-2".

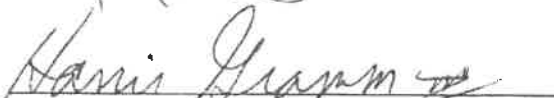
5. Access for the 25,000 square foot office building shall not be from Route 73 but must be off of Berks Road.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

**Worcester Township
Zoning Hearing Board**


Michael J. Malone


Kenneth E. Dyer


Harris Gramm, III

Order Entered: November 1, 2001

Circulation Date: NOV 20 2001

002953

File No. SPA29112CHI

Parcel ID No. 67-00-03454-00-7

This Indenture, made the 31st day of January, 2001,

Between

THE ESTATE OF BERNICE B. SCHWAB, DECEASED

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

THE MYERS FAMILY PARTNERSHIP II, L.P.

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Nine Hundred Fifty Thousand And 00/100 Dollars (\$950,000.00)**

lawful money of the United States of America, unto it well and truly paid by the said Grantee, 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 _____ his heirs and assigns,

15.50
15.00
5.00
2.00

DLFER-8 AH 11:27

PREMISES "A"

REALTY TRANS. TAX PAID	
STATE	9,500.00
LOCAL	9,500.00
PER	JMB

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE SET FOR A CORNER; THENCE EXTENDING BY LANDS OF JESSE HOMSHER, NORTH FORTY-ONE DEGREES WEST FIFTY AND NINETY-FIVE ONE HUNDREDTHS PERCHES TO A STONE IN THE LINE OF JOHN WEBER'S LAND; THENCE BY LAND OF JOHN WEBER, THE TWO NEXT FOLLOWING COURSES AND DISTANCES: SOUTH FIFTY-SEVEN AND ONE-HALF DEGREES WEST FIFTY-SIX AND SEVENTY-FIVE ONE-HUNDREDTHS PERCHES TO A STONE; AND SOUTH SEVENTY-SEVEN DEGREES WEST SEVEN AND SIXTY-EIGHT ONE-HUNDREDTHS PERCHES TO A STONE A CORNER OF NICHOLAS SLOUGH'S LAND; THENCE BY THE SAME, THE THREE NEXT FOLLOWING COURSES AND DISTANCES, VIZ: SOUTH SEVENTEEN DEGREES EAST FORTY-EIGHT AND THREE-QUARTER PERCHES TO A STONE NORTH EIGHTY-SIX DEGREES EAST THIRTEEN PERCHES TO A STONE AND SOUTH FIFTY DEGREES FIFTY MINUTES EAST SIXTEEN PERCHES TO A STONE; THENCE BY LAND OF JESSE HOMSHER THE TWO NEXT FOLLOWING COURSES AND DISTANCES, VIZ: NORTH FORTY-ONE AND THREE-QUARTER DEGREES EAST FORTY AND NINE-TENTHS PERCHES AND NORTH FORTY-EIGHT AND THREE-QUARTER DEGREES EAST TWENTY-NINE AND FIVE ONE-HUNDREDTHS PERCHES TO THE PLACE OF BEGINNING.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03454-00-7 WORCESTER
SKIPPACK PIKE
SCHWAB HERBERT B & BERNICE
B 019 U 009 L 0319 DATE: 02/07/01

5.00

DB5349PG2044

TOGETHER WITH THE FREE AND UNINTERRUPTED USE AND PRIVILEGE OF A ROAD OR CARTWAY ONE PERCH WIDE UPON LANDS LATE OF JESSE HOMSHER FROM THE SKIPPACK ROAD ALONG THE LINE OF JOHN WEBER'S LAND, WITH THE FREE INGRESS, EGRESS AND REGRESS FOREVER.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN STRIP OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, IN THE COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A PLAN AND SURVEY MADE THEREOF BY C.H. MARTIN, DATED APRIL 25, 1927, VIZ:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE CENTERLINE OF THE TRANSMISSION LINE WITH THE LINE DIVIDING LAND OF ROBERT RHINEBERG FROM LAND OF A.M. BOBB, TWO FEET AND EIGHTY-NINE ONE-HUNDREDTHS OF A FOOT NORTHEASTWARDLY ALONG THE SAID DIVIDING LINE FROM A STONE SET FOR THE WESTERLY CORNER OF LAND OF ROBERT RHINEBERG AND A CORNER OF LAND OF A.A. MYERS; THENCE ALONG THE SAID DIVIDING LINE NORTH SEVENTY-TWO DEGREES FORTY-ONE MINUTES EAST, SIXTY-THREE FEET TO AN IRON PIPE; THENCE BY THE REMAINING LAND OF ROBERT RHINEBERG, PARALLEL WITH AND SIXTY-TWO FEET AND FIVE-TENTHS OF A FOOT FROM THE CENTER LINE OF THE TRANSMISSION LINE, AND CROSSING A STREAM SOUTH TWENTY-FOUR DEGREES THIRTY-TWO MINUTES EAST, EIGHT HUNDRED AND THIRTY-ONE FEET AND NINETY-TWO ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE IN THE LINE OF DIVIDING LAND OF ROBERT RHINEBERG FROM LAND OF A. A. MYERS; THENCE ALONG THE SAID DIVIDING LINE SOUTH EIGHTY-THREE DEGREES TWELVE MINUTES WEST, SIXTY-FIVE FEET AND SIXTY-TWO ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE SET FOR THE INTERSECTION OF THE CENTER LINE OF THE TRANSMISSION LINE WITH THE SAID DIVIDING LINE; THENCE CONTINUING ALONG THE SAID DIVIDING LINE SOUTH EIGHTY-THREE DEGREES TWELVE MINUTES WEST, FIFTY-EIGHT FEET TO A STONE A CORNER OF LAND OF ROBERT RHINEBERG AND A CORNER OF LAND OF A.A. MYERS; THENCE ALONG THE LAND OF A.A. MYERS NORTH TWENTY DEGREES FORTY-EIGHT MINUTES WEST, EIGHT HUNDRED AND FOUR FEET AND TWENTY-FOUR ONE-HUNDREDTHS OF A FOOT TO A STONE IN THE FIRST MENTIONED DIVIDING LINE; THENCE ALONG THE SAME NORTH SEVENTY-TWO DEGREES FORTY-ONE MINUTES EAST, TWO FEET AND EIGHTY-NINE ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE IN THE CENTER LINE OF THE TRANSMISSION LINE AND THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE RIGHTS, PRIVILEGES, ETC., AND UNDER AND SUBJECT TO THE RESERVATIONS, ETC.

DB5349PG2045

PREMISES "B"

ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NEAR THE CENTER OF SKIPPACK PIKE, SAID POINT BEING A CORNER OF THIS AND LAND OF PAUL THOMPSON; THENCE ALONG THE LAND OF PAUL THOMPSON, SOUTH FIFTY-THREE DEGREES AND FIFTY MINUTES WEST EIGHT HUNDRED NINETY-EIGHT AND SEVENTY-FIVE ONE HUNDREDTHS FEET TO A STAKE A CORNER OF THIS AND OTHER LAND OF THE EMMA BOBB ESTATE, OF WHICH THIS WAS A PART; THENCE ALONG THE SAME, THE LINE PASSING TEN FEET EAST OF A SPRING, NORTH THIRTY-SIX DEGREES AND FIFTEEN MINUTES WEST EIGHTY-FIVE AND SIX-TENTHS FEET TO A STAKE; AND STILL ALONG SAME, NORTH THIRTY-FOUR DEGREES AND TWENTY-FIVE MINUTES EAST THREE HUNDRED EIGHTY-NINE AND TWENTY-TWO ONE-HUNDREDTHS FEET TO A STAKE AT A DISTANCE OF TEN FEET SOUTHERLY FROM A SPRING; THENCE NORTH TWENTY-NINE DEGREES AND NINETEEN MINUTES EAST FOUR HUNDRED FIFTY-SEVEN AND FOUR-TENTHS FEET TO A STAKE ON THE EASTERLY SIDE OF SKIPPACK PIKE; THENCE ALONG THE SKIPPACK PIKE, SOUTH FIFTY-ONE DEGREES AND FORTY-TWO MINUTES EAST FOUR HUNDRED SIX AND EIGHT-TENTHS FEET TO THE PLACE OF BEGINNING.

BEING COUNTY TAX PARCEL NO: 67-00-03454-00-7.

BEING PREMISES "A", THE SAME PREMISES WHICH ROBERT RHINEBERG AND NELLIE S. RHINEBERG, HIS WIFE, BY INDENTURE BEARING DATE THE 30TH DAY OF JULY A.D., 1942 AND RECORDED THE 30TH DAY OF JULY A.D., 1942, AT NORRISTOWN, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 1477 PAGE 105 ETC., GRANTED AND CONVEYED UNTO HERBERT B. SCHWAB AND BERNICE B. SCHWAB, HIS WIFE, IN FEE.

BEING PREMISES "B", THE SAME PREMISES WHICH CHARLES W. SUST AND MAYME SUST, HIS WIFE, BY INDENTURE BEARING DATE THE 25TH DAY OF SEPTEMBER A.D., 1944 AND RECORDED THE 26TH DAY OF SEPTEMBER A.D., 1944 AT NORRISTOWN, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, IN DEED BOOK 1606 PAGE 290 ETC., GRANTED AND CONVEYED UNTO HERBERT SCHWAB AND BERNICE B. SCHWAB, HIS WIFE, IN FEE.

AND THE SAID, HERBERT SCHWAB, DEPARTED THIS LIFE ON 12/01/1988, WHEREBY TITLE TO THE ABOVE DESCRIBED PREMISES VESTED IN THE SAID BERNICE B. SCHWAB, BY RIGHT OF SURVIVORSHIP.

005349PG2046

AND THE SAID, BERNICE B. SCHWAB, DEPARTED THIS LIFE ON 05/03/1989, LEAVING A WILL DATED 07/28/1962 AND REGISTERED IN THE REGISTER OF WILLS OFFICE AT NORRISTOWN, MONTGOMERY COUNTY, AS OF RW NO. 46-89-1634 FOR WHOSE ESTATE LETTERS TESTAMENTARY WERE GRANTED ON 05/24/1989 UNTO SANDRA R. WILLIAMS AND HERBERT B. SCHWAB, JR.

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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 above, 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, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its CO-EXECUTOR, and the same to be duly attested by its CO-EXECUTOR. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

THE ESTATE OF BERNICE B. SCHWAB,
DECEASED

By: Sandra R. Williams {SEAL}
SANDRA R. WILLIAMS, CO-EXECUTOR


Herbert B. Schwab, Jr. {SEAL}
HERBERT B. SCHWAB, JR., CO-EXECUTOR

DB 5349 PG 2047

Commonwealth of Pennsylvania :
County of Montgomery : ss

AND NOW, this 31st day of January, 2001,
before me, the undersigned Notary Public, appeared SANDRA R. WILLIAMS AND HERBERT B. SCHWAB, JR., EXECUTORS OF THE ESTATE OF BERNICE B. SCHWAB, DECEASED, 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 hereunder set my hand and official seal.


Notary Public
My commission expires _____

Notarial Seal
Kathleen M. Johnson, Notary Public
Worcester Twp., Montgomery County
My Commission Expires May 20, 2003

The address of the above-named Grantee

is: PO Box 98
Worcester, PA 19490

On behalf of the Grantees

File No. SPA29112CHI

Record and return to:
Security Abstract of PA, Inc.
1741 Valley Forge Road
P.O. Box 1060
Worcester, PA 19490

#2953	
WORCESTER TWP.	9500.00
STATE STAMP	9500.00
TOTAL	19000.00
CHECK	9500.00
CHECK	9500.00
ITEM 2	
02-08-01 THU #1	CASH-11 3403 14:20



Kathleen M. Johnson

085349762048

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



This Indenture Made the 5th day of February in the year of our Lord one thousand nine hundred and eighty-eight (1988)

STATE TAX AFFIDAVIT FILED

Between HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY and A. ROSS MYERS, Executor under the Will of Allan C. Myers, Deceased, Parties of the First Part (Grantors); and A. ROSS MYERS (Grantee) Party

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER _____

of the other part, Witnesseth That the said Grantors

for and in consideration of the sum of FOUR HUNDRED THREE THOUSAND NINE HUNDRED SIX AND 53/100 DOLLARS (\$403,906.53) lawful money of the United States of America, unto them, well and truly paid by the said Grantee

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 Grantee, his and assigns, in fee.

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville, Pa., R.D., #2, dated March 11, 1959 and revised June 4, 1959, as follows:

BEGINNING at a point in the center line of Berks Road (33 feet wide) which point is the intersection of the center line of Berks Road and the Southwesterly side of the 125 feet wide strip of land of the Philadelphia Electric Company (incorrectly described in former deed as right-of-way of Philadelphia Electric Company); thence along the center line of Berks Road, South 39 degrees 50 minutes West 162.89 feet to a spike; thence along other lands of Allan A. Myers, of which this was a part, the three following courses and distances, to wit: (1) North 49 degrees 34 minutes 30 seconds West 611.03 feet to an iron pin; (2) North 39 degrees 50 minutes East 300.00 feet to an iron pin; and (3) South 49 degrees 34 minutes 30 seconds East 353.44 feet to a point in the Southwesterly line of land of Philadelphia Electric Company (incorrectly described in former deed as Southwesterly line of the Philadelphia Electric Company right-of-way); thence along the same South 21 degrees 40 minutes 50 seconds East 293.06 feet to the point and place of beginning.

BEING Parcel Number 67-00-00292-00-1.

BUYER: 4864-2297

002067

1988 FEB - 8 PM 3:41

1



BEING the same premises which Allan C. Myers by deed dated 10/13/1978 and recorded at Norristown, Pennsylvania in Deed Book 4351 page 287 granted and conveyed unto Hatfield Township Industrial Development Authority, in fee.

AND by Installment Sales Agreement, a Memorandum of which is recorded in Deed Book 4351 page 291, Hatfield Township Industrial Development Authority granted an equitable interest in premises unto Allan C. Myers.

AND by Installment Sales Agreement, a Memorandum of which is recorded in Deed Book 4679 page 1899, Hatfield Township Industrial Development Authority granted an equitable interest unto Allan C. Myers.

AND a Lease with Option to Purchase, dated 10/1/1978 by and between Allan C. Myers and Allan C. Myers, Inc., or its nominee, Nominee being A. Ross Myers, the present grantee.

AND the said Allan C. Myers departed this life on 1/22/1986 leaving a will dated 5/13/1983 and registered at Norristown, Pennsylvania as to Register of Wills No. 46-86-343 for whose Estate Letters Testamentary were granted to A. Ross Myers on 2/5/1986.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
47-00-00292-00-1 WORCESTER
1745 BERKS RD
HATFIELD TWP IND DEV AUTHORITY
B 019 U 024 L 0249 DATE: 02/08/86

Together with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties, 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 Allan C. Myers at and immediately before the time of his decease in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BVP: 4864-2298



To have and to hold the said buildings and improvements,

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

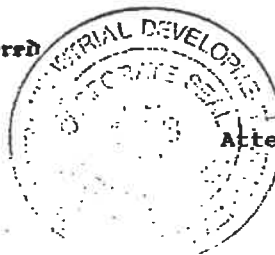
And the said Grantors do

covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantors, 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.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered in the presence of us:



HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY

By: [Signature]
Chairman

Attest: [Signature]
Secretary

ESTATE OF ALLAN C. MYERS

[Signature]
A. ROSS MYERS, Executor

Commonwealth of Pennsylvania
County of MONTGOMERY

{SS:

On this, the 5th day of February, 1988, before me a Notary Public in and for the Commonwealth of Pennsylvania,

the undersigned officer, personally appeared A. ROSS MYERS,

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

[Signature]

BOOK: 4864-2299

ALTA B. WENGER, Notary Public
Lansdale Boro. Montgomery Co.
My Comm. Expires May 14, 1989
Montgomery County Recorder of Deeds



Commonwealth of Pennsylvania
County of MONTGOMERY

}SS:

On this, the 2nd day of February, 1988, before me a Notary Public in and for the Commonwealth of Pennsylvania the undersigned officer personally appeared Ray C. Roberts, Jr. who acknowledged himself ~~himself~~ to be the Chairman of HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY, a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself ~~himself~~ as such officer.

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

Alta B. Wenger

ALTA B. WENGER, Notary Public,
Lansdale Boro. Montgomery Co.
My Commission Expires July 18, 1988

ST# 30936-M



HATFIELD TOWNSHIP INDUSTRIAL
DEVELOPMENT AUTHORITY and
A. ROSS MYERS, EXECUTOR UNDER
THE WILL OF ALLAN C. MYERS,
DECEASED

TO

A. ROSS MYERS

PREMISES: Berks Road,
Worcester Township,
Montgomery County, Pa.

772A/S John C. Clark Co., Phila. 1986

Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.

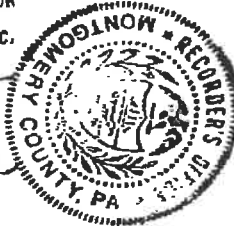
In and for said county in Deed book

No. 4864 Page 2297 & c.

Witness my hand and seal of office this 4th

day of Feb. 1988

Maryanne Reichenbach



The address of the above-named Grantee

is P.O. Box 98
Worcester Pa 19490
On behalf of the Grantee

88. 4864-2300



12/7/88

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	4864
Page Number	2297
Date Recorded	2-1-88

Complete each section and file in duplicate with Recorder of Deeds when (1) the full 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:

Ronald E. Robinson, Esquire
Pearlstone/Salkin Associates

Telephone Number: _____
 Area Code (215) 855-2155
 State _____ Zip Code _____

Street Address: 1000 North Broad Street, Lansdale, PA 19446

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Hatfield Township IDA & A. Ross Myers, Executor Under Will of Street Address: Allan C. Myers c/o Pearlstone/Salkin associates City: 1000 N. Broad St. State: PA Zip Code: 19446	A. Ross Myers Street Address: Berks Road P.O. Box 98 City: Worcester Pa. State: PA Zip Code: 19490

C PROPERTY LOCATION

Street Address	City, Township, Borough
Berks Road	Worcester Township
County: Montgomery	School District: _____ Tax Parcel Number: 67-00-00292-00-1

D VALUATION DATA

1. Direct Cash Consideration \$483,906.53	2. Other Consideration + 0	3. Total Consideration = \$483,906.53
4. County Assessed Value \$28,100.00	5. Common Level Ratio Factor x 12.35	6. Fair Market Value = \$347,035.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed _____
---	--

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 Agent or Straw Party. (Attach copy of agency/straw party agreement).

Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____

Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 deed (Attach copy of the prior deed).

Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).

Other (Please explain exemption claimed, if other than listed above.) Decedent, Allan C. Myers, was the father of grantee, A. Ross Myers.

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 <i>[Signature]</i>	Date 2/1/88
---	----------------

(SEE REVERSE)



RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds

Certification signature by montgomerycounty.rod@kofile.us, Validity Unknown

Certified and Digitally Signed

Validation may require Adobe Windows Integration*

eCertified copy of recorded # 1985021004 (page cover of 7)
Montgomery County Recorder of Deeds



②012938

Fee Simple Deed No. 762-B

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 15TH day of

April in the year of our Lord one thousand nine hundred and eighty-five (1985)

Between ALLAN C. MYERS

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

A. ROSS MYERS

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

Witnesseth, That the said Grantor ALLAN C. MYERS

for and in consideration of the sum of

One (\$1.00) Dollar ----- lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

"SEE ATTACHED LEGAL DESCRIPTION"

STATE TAX AFFIDAVIT FILE

510
19.00
2.50

AUG 13 1 26 PM '85

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER mcc

BOOK 4775 524



PREMISES "A"

ALL THOSE TWO TRACTS of land with the buildings and improvements thereon erected, situate in Worcester Township, Montgomery County, Pennsylvania, said two tracts of land being bounded and described in accordance with a survey made December 22, 1960 by Meixner, Registered Surveyor as follows, to wit:

"TRACT A" BEGINNING at a spike in the center line of Berks Road (33 feet legal width - 60 feet ultimate width) which spike is located South thirty-nine degrees fifty minutes West two thousand three hundred and seventy-six and seventy-nine hundredths feet measured along the said center line of Berks Road from the intersection of the said center line with the center line of Route #73 (Skippack Pike); thence along the said center line of Berks Road South thirty-nine degrees fifty minutes West three hundred nineteen and ninety hundredths feet to a spike; thence along land of the Electric Company North twenty-one degrees forty minutes fifty seconds West two hundred twenty-six and fifty-nine hundredths feet to a point; thence continuing along the same North twenty-two degrees fifty-seven minutes thirty seconds West four hundred seventy-seven and twenty-five hundredths feet to a point; thence along other lands of Allan A. Myers of which this is a part South forty-nine degrees thirty-four minutes thirty seconds East six hundred twenty-three and sixty-five hundredths feet to the point and place of beginning. Parcel - 67-00-00289-00-4 (part of)

"TRACT B" BEGINNING at a point in line of lands of the Electric Company and lands recently conveyed by Allan A. Myers, said point of beginning being located from the intersection of the center lines of Berks Road (legal width 33 feet-ultimate width 60 feet) and Route #73 (Skippack Pike) on the following two courses, to wit: South thirty-nine degrees fifty minutes two thousand seven hundred and one and seventy-nine hundredths feet measured along the center line of Berks Road aforesaid; and North forty-nine degrees thirty-four minutes thirty seconds West two hundred fifty-seven and fifty-nine hundredths feet measured across the Electric Company lands; thence along lands recently conveyed by Allan A. Myers North forty-nine degrees thirty-four minutes thirty seconds West three hundred fifty-three and forty-four hundredths feet to an iron pin; thence continuing along the same South thirty-nine degrees fifty minutes West three hundred feet to an iron pin; thence along other lands of Allan A. Myers of which this is a part the following three (3) courses and distances to wit: (1) North forty-nine degrees thirty-four minutes thirty seconds West six hundred twenty-six and sixty hundredths feet to an iron pin, (2) North thirty-five degrees fourteen minutes twenty seconds East six hundred twenty-seven and twenty-three hundredths feet to a point and (3) South forty-nine degrees thirty-four minutes thirty seconds East three hundred eighty-four and ninety hundredths feet to a point; thence along lands of the Electric Company South twenty-two degrees fifty-seven minutes thirty seconds East seven hundred twenty-five and twenty-nine hundredths feet to the point and place of beginning. Parcel - 67-00-00286-00-7 (part of)

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN strip or parcel of ground, situate in the Township of Worcester, County of Montgomery, Commonwealth

BOOK 4775^{PG} 525



of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Engineers, dated 8/12/1968, as follows:

BEGINNING at a point in line of ground now or late of Ruth B. Roberts, et al, at a corner common to ground of Thelma M. Myers, et al, herein described and ground now or late of Allan C. Myers, said point being at the distance of 611.03 feet measured North 51 degrees 25 minutes 12 seconds West along the line dividing ground now or late of Ruth B. Roberts, et al, and ground now or late of Allan C. Myers from its intersection with a spike set on the middle line of Berks Road (26 feet wide), and extending thence from said point of beginning along said ground now or late of Ruth S. Roberts, et al, the two (2) following courses and distances (1) North 51 degrees 25 minutes 12 seconds West 626.60 feet to a point and (2) North 33 degrees 25 minutes 18 seconds East 0.05 feet to a point, said point being at the distance of 250 feet measured Northeastwardly from and at right angles to the center line of Philadelphia Electric Company's existing transmission line right of way (300 feet wide); thence through ground of Thelma M. Myers, et al, of which this is a part, on a line parallel with and 250 feet distant measured Northeastwardly from and at right angles to the aforementioned center line South 56 degrees 47 minutes 52 seconds East 628.76 feet to a point in line of ground now or late of Allan C. Myers, and thence along the last mentioned ground South 37 degrees 59 minutes 18 seconds West 58.98 feet to the first mentioned point and place of beginning.

CONTAINING 0.424 of an acre, more or less.

PREMISES "B"

ALL THOSE TWO certain tracts or pieces of land situate in the Township of Worcester, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey thereof made by Meixner, Civil Engineer and Surveyors, dated 11/17/1967 as follows, to wit:

BEGINNING at a spike in the center line of Berks Road (33 feet wide) said spike being located South thirty-seven degrees fifty-seven minutes West three thousand and one and seventy-nine hundredths feet along the center line of Berks Road from the intersection of same with the center line of Skippack Pike (Route #73); thence along the center line of Berks Road South thirty-seven degrees nineteen minutes West twenty-one and fifty-nine hundredths feet to a point; thence along lands of Philadelphia Electric Company the two (2) following courses and distances, viz: North fifty-one degrees thirty-two minutes forty seconds West four hundred five and twenty-two hundredths feet North fifty-six degrees forty-nine minutes forty seconds West one thousand nine hundred and six and sixty-two hundredths feet; thence along lands now or late of Walter Skoglund the two (2) following courses and distances, viz: North twenty-four degrees eighteen minutes East six hundred seventy-eight and eight hundredths feet to a stone; North sixty-six degrees twenty-nine minutes West three hundred thirty-five and seventy-five hundredths feet to an iron pin; thence along lot #62 (now or late of Worcester acres, Inc.) North sixty-eight degrees four minutes twenty seconds East one hundred eighty-seven and ninety-

BOOK 4775:6 526



three hundredths feet to a tree; thence along lands now or late of Roy Bobb North seventy-three degrees seventeen minutes East eight hundred ninety-four and twenty-five hundredths feet to a stone; thence along lands of Philadelphia Electric Company South twenty-four degrees fifty minutes thirty seconds East fourteen hundred and thirty-four and ninety-four hundredths feet to a point; thence along tract "1B" the two (2) following courses and distances, viz: North fifty-one degrees twenty-seven minutes West three hundred eighty-four and ninety hundredths feet; South thirty-three degrees twenty-three minutes thirty seconds West six hundred twenty-seven and twenty-three hundredths feet to an iron pin; thence along Tract "1B" and lands now or late of Allan A. Myers & Son South fifty-one degrees twenty-seven minutes East twelve hundred and thirty-seven and sixty-three hundredths feet to a spike in the center line of Berks Road and the place of beginning.
 CONTAINING 35.75012 acres Parcel 67-00-00286-00-7 (part of)

Tract 2A BEGINNING at a spike in the center line of Berks Road (33 feet wide) said spike being located South thirty-seven degrees fifty-seven minutes West nineteen hundred and thirty-six and ninety-five hundredths feet along the center line of Berks Road from the intersection of same with the center line of Skippack Pike (Route #73) thence along the center line of Berks Road South thirty-seven degrees fifty-seven minutes West four hundred thirty-nine and eighty-four hundredths feet to a nail; thence along Tract "1A" North fifty-one degrees twenty-seven minutes West six hundred twenty-three and sixty-five hundredths feet to a point; thence along lands of Philadelphia Electric Company North twenty-four degrees fifty minutes thirty seconds West eight hundred thirty-four and ninety-six hundredths feet to a point; thence along lands now or late of Herbert Schwab North eighty-one degrees fifty-four minutes East ninety and twenty-three hundredths feet to a monument; thence along lands now or late of Herbert Schwab and lands now or late of Elizabeth Thompson South fifty-four degrees eighteen minutes East four hundred and four and twenty-one hundredths feet to a post; thence along lands now or late of Elizabeth Thompson (a fence line) South fifty degrees eleven minutes East nine hundred and seventeen hundredths feet to a spike in the center line of Berks Road and place of beginning.
 CONTAINING 10.85595 acres
 Parcel 67-00-00289-00-4 (part of)

BEING the same premises which RUTH B. ROBERTS, DORIS CAPPS, EVELYN BESEMER, GLADYS WEIDMAN, THELMA M. MYERS and CLARA E. SIDONS, by Indenture bearing date the 15th day of April, A.D., 1985 and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of Aug. 1985, in Deed Book 4775 Page 517, granted and conveyed unto ALLAN C. MYERS, IN FEE

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 67-00-00289-00-4 WORCESTER DBX
 BERKS RD PG T2.8
 MYERS THELMA M & CLARA E
 B 019 U 0414 0319 DATE 8/09/85 JH

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 67-00-00286-00-7 WORCESTER DBX
 BERKS RD PG
 ROBERTS RUTH B ET AL
 B 019 U 0131 2412 DATE 8/09/85

BOOK 4775 527



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 above described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , his heirs and assigns, to and for the only proper use and behoof of the said Grantee , his heirs and assigns forever.

And the said Grantor , ALLAN C. MYERS, his heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee , his 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 Grantee , his 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 from him, her, it or any of them, shall and will as aforesaid

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.

Sealed and Delivered
IN THE PRESENCE OF US:

*J. Edmund K...
)*

Allan C. Myers

ALLAN C. MYERS

SEAL
SEAL
SEAL

BOOK 4775 528

Commonwealth of Pennsylvania
County of Montgomery

} ss:

On this, the 15th day of April, 1985 before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the

the undersigned Officer,

personally appeared Allan Myers

known to me (satisfactorily proven) to be the person whose name is ~~here~~ subscribed to the within
instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.
Lansdale Boro, Montgomery Co.
My Commission Expires Dec. 21, 1985

Barbara Hunter
Notary Public

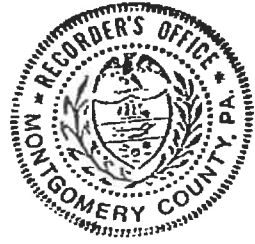
SA 4564

DEED.

Allan C. Myers
TO
A. ROSS MYERS

PREMISES:

752-S John C. Clark Co., Phila. 1979
J. Edmund Mallin, Esquire
HAMBURG, ROBIN, MULLIN & MAXWELL,
a Professional Corporation
800 East Main Street
Lansdale, PA 19446



Montgomery County S. S.
Recorded in the Office for Recording of Deeds & c.
In and for said county in Deed book
No. 4775 Page 524 & c.
Witness my hand and seal of office this 13th
day of Aug 19 85

James R. Price
Recorder

The address of the above-named Grantee
is Livko Rd
Warrington, Pa
On behalf of the Grantee

BOOK 4775: 529





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF EXAMINATION
POST OFFICE BOX 8910
HARRISBURG, PA 17105

REALTY TRANSFER TAX AFFIDAVIT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Book Number	4775
Page Number	524
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full 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. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

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

Name Security Abstract Co., Inc.	Telephone Number: Area Code (215) 362-0443
Street Address 800 East Main Street	City Lansdale
	State PA
	Zip Code 19446

B TRANSFER DATA

Grantor(s) Allan C. Myers	Grantee(s) A. Ross Myers
Street Address	Street Address Berks Road
City	City Worcester
State	State PA
Zip Code	Zip Code 19490

C PROPERTY LOCATION

Street Address Berks Road	67-00-00293-50-4	67-00-00286-00-7
City Worcester	Township Worcester	Borough Montgomery
	County Montgomery	Tax Parcel Number 67-00-00293-00-9

D VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration +	3. Total Consideration = \$1.00
4. County Assessed Value \$11,500 & \$2,100	5. Fair Market Value	6. State Realty Transfer Tax Paid \$0

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
---------------------------------	-------------------------------------

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession _____ . (See 61 PA Code 91.42)
(Name of Decedent)
 - Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
 - Transfer to Conservancy. (See Act No. 246 of 1982)
 - Transfer between principal and agent. (Attach copy of agency/trust agreement). Tax paid prior deed \$ _____
Tax paid this deed \$ _____ . (See 61 PA Code 91.53)
 - Transfers to Commonwealth, the United States, and Instrumentalities by gift, condemnation or in lieu of condemnation or dedication. (See 61 PA Code 91.55)
 - Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number _____
Page Number _____ . (See Act No. 246 of 1982)
 - Divorced. _____ (Date of Divorce Decree) _____ (Date of Decree of Equitable Distribution) _____ (Date of Acknowledgment) (See Act No. 14 of 1981)
 - Statutory Corporate Reorganization, Merger or Liquidation.
 - Other (Please explain exemption claimed, if other than listed above.)
Father to Son

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent: Bernadette Miller Date: 4/19/85
(SEE REVERSE)