

ORIG

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. :	21-14	DATE FILED: 11/23, 20 21

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: November 23, 2021

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: See attached.
 - b. Mailing address: _____
 - c. Telephone number: _____
 - d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: owner (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: Carl N. Weiner, Esquire
 - b. Address: Hamburg, Rubin, Mullin, Maxwell & Lupin
375 Morris Road; P.O. Box 1479; Lansdale, PA 19446-0773
 - c. Telephone number: (215)661-0400

5. Property Details: LPD-Land Preservation District;
C-Commercial District;
- a. Present Zoning Classification: R-17 - Residential District
 - b. Present Land Use: vacant
 - c. Location (Street Address):
2951 Skippack Pike
 - d. Parcel #: 67-00-03223-00-4; 67-00-03427-00-7; 67-00-03424-00-1
 - e. Lot Dimensions:
 - (1) Area: 55.16
 - (2) Frontage: 1180.58'
 - (3) Depth: 1356.30'
 - 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)**
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.
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.
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.
9. Challenges please list requested issues of fact or interpretation: See attached. **(Please submit as an attachment)**
10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code 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.
See attached signature page.

Signature

Printed Name

Signature

Printed Name

Certification

I hereby certify that the above information is true and correct to the best of my knowledge, information and belief.

**MARILYN K. PALMER, TRUSTEE OF THE WAYNE L. PALMER LIVING TRUST
DATED OCTOBER 19, 2007**

By: MARILYN K. PALMER
MARILYN K. PALMER, Trustee

By: Roberta P. Body
ROBERTA P. BODY, attorney-in-fact

**NANCY A. PALMER AND STEPHEN T. PALMER, III, TRUSTEES OF THE STEPHEN
T. PALMER, JR. RESIDUARY TRUST CREATED UNDER PARAGRAPH SECOND.B.2
OF THE FIRST AMENDMENT TO THE STEPHEN T. PALMER, JR. REVOCABLE
LIVING TRUST DATED 2/27/07 AS AMENDED 1/22/10 FOR THE BENEFIT OF
NANCY A. PALMER**

By: NANCY A. PALMER
NANCY A. PALMER, Trustee

By: Roberta P. Body
ROBERTA P. BODY, attorney-in-fact

By: STEPHEN T. PALMER, III
STEPHEN T. PALMER, III, Trustee

By: Roberta P. Body
ROBERTA P. BODY, attorney-in-fact

ANTONIA W. PALMER, EXECUTRIX OF THE BRUCE B. PALMER ESTATE

By: ANTONIA W. PALMER
ANTONIA W. PALMER, Executrix

By: Roberta P. Body
ROBERTA P. BODY, attorney-in-fact

STEPHEN T. PALMER, III EXECUTOR OF THE BRUCE B. PALMER ESTATE

By: STEPHEN T. PALMER, III
STEPHEN T. PALMER, III, Executor

By: Roberta P. Body
ROBERTA P. BODY, attorney-in-fact

By: Roberta P. Body
ROBERTA P. BODY

Date: November 23, 2021

The undersigned, being duly sworn according to law, depose and says that she is one of the Owners/Applicant and is the Attorney-in-Fact for the other Owners/Applicant, that she is authorized to and does take this Affidavit on behalf of the Owners, and that the foregoing facts are true and correct.

By: Roberta P. Body

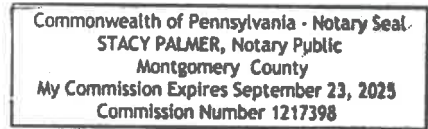
ROBERTA P. BODY, individually and as Attorney-in-Fact for Nancy A. Palmer and Stephen T. Palmer, III, Trustees of the Stephen T. Palmer, Jr. Residuary Trust Created Under Paragraph Second.B.2 of the First Amendment to the Stephen T. Palmer, Jr. Revocable Living Trust Dated 2/27/07 as amended 1/22/10 for the Benefit of Nancy A. Palmer, Antonia W. Palmer, Executrix and Stephen T. Palmer, III, Executor of the Bruce B. Palmer Estate and Marilyn K. Palmer, Trustee of the Wayne L. Palmer Living Trust Dated October 19, 2007

Date: November 23 2021

Sworn to and subscribed before me on the 23rd day of November 2021.

Stacy Palmer
Notary Public

My Commission Expires: September 23 2025



Date Received:

11/23/21

A handwritten signature in red ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Zoning Officer

CARL N. WEINER, ESQUIRE
IDENTIFICATION NO. 34486
HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN
375 MORRIS ROAD
P.O. BOX 1479
LANSDALE, PA 19446-0773
(215) 661-0400; cweiner@hrmml.com

30,908-000

BEFORE THE ZONING HEARING BOARD
OF WORCESTER TOWNSHIP

CHALLENGE OF NANCY A. PALMER AND : NO. 2021-
STEPHEN T. PALMER, III, TRUSTEES OF THE :
STEPHEN T. PALMER, JR. RESIDUARY TRUST :
CREATED UNDER PARAGRAPH SECOND.B.2 :
OF THE FIRST AMENDMENT TO THE STEPHEN T. :
PALMER, JR. REVOCABLE LIVING TRUST DATED :
FEBRUARY 27, 2007 AS AMENDED :
JANUARY 22, 2010 FOR THE BENEFIT OF NANCY :
A. PALMER; ANTONIA W. PALMER, EXECUTRIX :
AND STEPHEN T. PALMER III, EXECUTOR :
OF THE BRUCE B. PALMER ESTATES; :
MARILYN K. PALMER, TRUSTEE :
OF THE WAYNE L. PALMER LIVING TRUST DATED :
OCTOBER 19, 2007; AND, ROBERTA P. BODY :
TO THE SUBSTANTIVE VALIDITY OF THE ZONING :
ORDINANCE OF WORCESTER TOWNSHIP :

SUBSTANTIVE CHALLENGE

Nancy A. Palmer and Stephen T. Palmer, III, Trustees of the Stephen T. Palmer, Jr. Residuary Trust created under paragraph Second.B.2 of the First Amendment to the Stephen T. Palmer, Jr. Revocable Living Trust dated February 27, 2007 as amended January 22, 2010 for the benefit of Nancy A. Palmer, Antonia W. Palmer Executrix and Stephen T Palmer, III, Executor of the Bruce B. Palmer Estates; Marilyn K. Palmer, Trustee of the Wayne L. Palmer Living Trust dated October 19, 2007; and, Roberta P. Body; by and through its attorneys, Hamburg, Rubin, Mullin, Maxwell and Lupin hereby submits this Substantive Validity Challenge under Section 916.1 (a) (1) of the Pennsylvania Municipalities Planning Code ("MPC"), 53 P.S. Section 10916.1 (a) (1), to the substantive validity of the Worcester Township ("Township") Zoning Ordinance ("Zoning Ordinance") on the basis that the Zoning Ordinance unlawfully excludes several legitimate uses in the Township and avers in support thereof:

1. Nancy A. Palmer and Stephen T. Palmer, III, Trustees of the Stephen T. Palmer, Jr., Residuary Trust created under paragraph Second.B.2 of the First Amendment to the Stephen T. Palmer, Jr. Revocable Living Trust dated February 27, 2007 as amended January 22, 2010 for the benefit of Nancy A. Palmer having an address of c/o Ms. Roberta P. Body, P.O. Box 315, Skippack, PA 19474.

2. Antonia W. Palmer, Executrix and Stephen T. Palmer, III, Executor of the Bruce B. Palmer Estate having an address of c/o Ms. Roberta P. Body, P.O. Box 315, Skippack, PA 19474.

3. Marilyn K. Palmer, Trustee of the Wayne L. Palmer Living Trust dated October 19, 2007 having an address of c/o Ms. Roberta P. Body, P.O. Box 315, Skippack, PA 19474.

4. Roberta P. Body having an address of c/o Ms. Roberta P. Body, P.O. Box 315, Skippack, PA 19474

5. The entities and individuals referenced in paragraph 1 through 4 above are hereinafter collectively referred to as the Palmer Parties.

6. Worcester Township is a Township of the Second Class of the Commonwealth of Pennsylvania located in Montgomery County with an address of 1721 South Valley Forge Road, P.O. Box 767, Worcester, PA 19490.

7. Pursuant to Section 916.1(a)(2) of the MPC:

A landowner who, on substantive grounds, desires to challenge the validity of an ordinance or map or any provision thereof which prohibits or restricts the use or development of land in which he has an interest shall submit the challenge . . . to the zoning hearing board.

8. Pursuant to Section 107 of the MPC, a landowner is defined as:

[T]he legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

9. The Palmer Parties collectively are the owners of all that certain real property consisting of 55.8 acres situated at the northeast intersection of Skippack Pike and Valley Forge Road in the Township along with two smaller parcels located on the south side of Skippack Pike (the "Property").

10. The Property is split-zoned, being located partially in the C Commercial District and partially in the LPD Land Preservation District and partially in the R-75 Residential District.

11. The Palmer Parties challenge the substantive validity of the Zoning Ordinance and the Worcester Zoning Map (“Map”) for the following reasons:

A. Research Facilities

1. Research facilities are permitted to be located in the Township only in the R-AG-175 Agricultural District (the “R-AG-175 District”) and in the IR Industrial Research District (the “IR District”).

2. The R-AG-175 District requires a minimum lot area of twenty-five (25) acres.

3. The entire R-AG-175 District consists of nine (9) parcels which are accessed by a single local road identified as Wanda Lane.

4. Each of the parcels in the R-AG-175 District is currently improved with a single-family dwelling.

5. The R-AG-175 District requires a 300-foot setback for front, rear and side yards for research facilities under the provisions of Section 150-29 D of the Zoning Ordinance.

6. The aggregate lot area for the nine parcels comprising the entire R-AG-175 District is 13.5 acres.

7. The IR District requires a minimum lot area of fifty (50) acres.

8. The entire IR District consists of a single parcel of land which is traversed by two (2) branches of the Zacharias Creek.

9. The Zoning Ordinance excludes from lot area calculation any area within a floodplain, wetlands or land within any water of the Commonwealth and excludes any land within the right-of-way of Morris Road which abuts the single IR District parcel and excludes land within the right of way of Wanda Lane which abuts most, if not all, of the R-AG-175 District parcels.

10. The minimum lot size requirement of the R-AG-175 District and the IR District combined with the extremely limited area zoned in the respective districts serve to effectively exclude the research facility use from the Township.

11. The excessive minimum lot size requirements and excessive setback requirements of the Zoning Ordinance for a research facility use bear no substantial relationship to

the protection of the public health, safety and welfare, are unduly restrictive, confiscatory, and exclusionary and are not a legitimate exercise of police power.

B. Hotel

1. Hotels are defined in the Zoning Ordinance as buildings “used for the purpose of furnishing for compensation more or less temporary lodging to the public, with or without meals, and having lodging accommodations for ten (10) or more persons.”

2. Hotels are permitted by special exception in the C Commercial District.

3. Pursuant to Section 150–118 of the C Commercial District, no building may contain a gross building area greater than 6,500 square feet.

4. The maximum height permitted in the C Commercial District is thirty (30) feet, not exceeding two (2) stories.

5. The unduly restrictive maximum building area and maximum building height imposed by the Zoning Ordinance effectively serve to exclude the hotel use from the Township, bear no substantial relationship to the protection of the public health, safety and welfare, and are confiscatory, exclusionary and are not a legitimate exercise of the police power.

C. Indoor Recreational Facilities

1. Indoor recreational facilities, including but not limited to, ice skating rinks, bowling alleys, indoor shooting ranges, indoor amusement centers, indoor soccer fields, indoor field hockey fields, indoor hockey rinks, and indoor golf facilities are permitted by special exception in the R-AG-175 District.

2. The R-AG-175 District requires a minimum lot area of twenty-five (25) acres.

3. The entire R-AG-175 District consist of nine (9) parcels which are accessed by a single local road identified as Wanda Lane. The aggregate lot area for the nine parcels is 13.5 acres.

4. Each of the parcels in the R-AG-175 District is currently improved with a single-family dwelling.

5. The R-AG-175 District requires a 300-foot setback for front, rear and side yards under the provisions of Section 150-29 D of the Zoning Ordinance for indoor recreational facilities.

6. The Zoning Ordinance excludes from lot area calculation any area within a floodplain, wetlands or land within any water of the Commonwealth and excludes any land within the right-of-way of Wanda Road which abuts most of the R-AG-175 District parcels.

7. The minimum lot size of the R-AG-175 District combined with the extremely limited area zoned in the R-AG-175 District serves to effectively exclude the indoor recreational facility use from the Township.

8. The excessive minimum lot size requirements and excessive setback requirements of the Zoning Ordinance for indoor recreational facilities uses bears no substantial relationship to the protection of the public health, safety and welfare, are unduly restrictive, confiscatory, and exclusionary and are not a legitimate exercise of police power.

D. Clinics

1. Clinics are not expressly permitted in any zoning district of the Township.

2. Clinics are expressly prohibited in the REO Residential Office District [Section 150-90 1E (4)], the C Commercial District [Section 150 – 112 D], the SC Shopping Center District [Section 150-120 D] and the Cedars Village Overlay District [Section 150-146.22A (6)].

3. Clinics are permitted by implication in the LI-Limited Industrial District pursuant to the provisions of Section 150-28 F which permits legitimate uses “not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.”

4. The minimum lot area in the LI District is ten (10) acres per building.

5. The entire LI District consists of four (4) parcels straddling Trooper Road.

6. The LI District is surrounded by the AGR Agricultural District in which the primary permitted uses are agriculture and single-family residential.

7. Section 150-130D of the Zoning Ordinance requires setbacks of two hundred feet (200’) for all yards.

8. Clinics are alternatively permitted by implication in the IR District pursuant to the provisions of Section 150–134.2 D.

9. The minimum lot area in the IR District is fifty (50) acres.

10. The entire IR District consists of a single parcel and is traversed by two (2) branches of the Zacharias Creek.

11. The Zoning Ordinance excludes from lot area calculation any area within a floodplain, wetlands or land within any water of the Commonwealth and excludes any land within the right-of-way of Morris Road which abuts the single IR Industrial Research District parcel and excludes land within the right of way of Trooper Road which abuts all of the LI District parcels.

12. The excessive minimum lot size requirements and excessive setback requirements of the Zoning Ordinance for clinic uses effectively serve to exclude the clinic use from the Township, bear no substantial relationship to the protection of the public health, safety and welfare, are unduly restrictive, confiscatory, and exclusionary and are not a legitimate exercise of police power.

E. Department Stores and Supermarkets

1. Pursuant to Section 150-153 B (8) of the Zoning Ordinance, specific parking requirements are established for department stores and supermarkets which are separate and distinct from parking requirements for other retail uses.

2. Department store uses and supermarket uses are not defined in the Zoning Ordinance.

3. As evidenced by the specifically designated parking requirements expressly provided in the Zoning Ordinance, a department store is a legitimate use, distinct from general retail, commonly defined as a large store under one roof stocking many varieties of goods in different departments, each selling a particular set of merchandise.

4. As evidenced by the specifically designated parking requirements expressly provided in the Zoning Ordinance, supermarkets are a legitimate use, distinct from general retail, defined as large self-service stores selling foods, beverages and household goods, organized into sections.

5. Despite the express provision of distinct parking requirements in the Zoning Ordinance, no district in the Zoning Ordinance expressly permits department stores or supermarkets.

6. There are no department stores or supermarkets located within Worcester Township.

7. The C Commercial District permits retail stores; however, any building is limited, pursuant to the provisions of Section 150-118 B(1), to no greater than 6,500 square feet.

8. The above referenced building area limitation effectively excludes a department store or a supermarket from the C Commercial District.

9. The SC Shopping Center District applies to only two parcels in the Township which are already improved with a strip center primarily occupied by smaller retail and restaurant uses.

10. The two parcels in the SC Shopping Center District comprise an aggregate lot area of 1.2 acres.

11. The SC Shopping Center District limits gross building area to no greater than 19,000 square feet.

12. The above referenced building area limitation in the SC Shopping Center District effectively excludes department stores and supermarkets from the SC Shopping Center District.

13. The LI District by implication permits department stores and supermarkets.

14. The minimum lot area in the LI District is ten (10) acres per building.

15. The entire LI District consists of four (4) parcels straddling Trooper Road.

16. The LI District is surrounded by the AGR-Agricultural District in which the primary permitted uses are agriculture and single-family residential.

17. Section 150-130D of the Zoning Ordinance requires setbacks of two hundred feet (200') for all yards.

18. Department stores and supermarkets are alternatively permitted by implication in the IR District pursuant to the provisions of Section 150-134.2 D.

19. The minimum lot area in the IR District is fifty (50) acres.

20. The entire IR District consists of a single parcel and is traversed by two (2) branches of the Zacharias Creek.

21. The Zoning Ordinance excludes from lot area calculation any area within a floodplain, wetlands or land within any water of the Commonwealth and excludes any land within the right-of-way of Morris Road which abuts the single IR Industrial Research District parcel and excludes land within the right of way of Trooper Road which abuts all of the LI District parcels.

22. The excessive minimum lot size requirements, excessive setback requirements, and unduly restrictive building area limitations of the Zoning Ordinance for the department store use and supermarket use effectively serve to exclude these uses from the Township, bear no substantial relationship to the protection of the public health, safety and welfare, are unduly restrictive, confiscatory, and exclusionary and are not a legitimate exercise of police power.

12. A zoning ordinance which draws an arbitrary distinction is invalid. *Appeal of Atl. Richfield Co.*, 468 A.2d 1208 (Pa. Cmwlth. 1983). *See also, Christ United Methodist Church v. Municipality of Bethel Park*, 428 A.2d 745 (Pa. Cmwlth. 1981)(affirming decision of lower court, which held that a zoning ordinance improperly prohibited lawful group homes and reversed underlying decision of zoning hearing board, which denied applicant's request for an occupancy permit for the group home).

13. A municipality may not totally exclude a lawful, legitimate use from its borders. *See, Adams Outdoor Advertising L.P. v. Zoning Hearing Board of Smithfield Twp.*, 909 A.2d 469, 477 (Pa. Cmwlth. 2006); *J.B. Steven, Inc. v. Board of Commissioners of Wilkins Township*, 654 A.2d 135 (Pa. Cmwlth. 1995); *Daikeler v. Zoning Hearing Board of Adjustment of Montgomery Township*, 275 A.2d 696 (Pa. Cmwlth. 1971).

14. Research facilities, hotels, indoor recreational facilities, clinics, department stores and supermarkets are legitimate uses under Pennsylvania law and must be afforded some reasonable use in the Township.

15. The total exclusion, *de jure* and *de facto*, of research facilities, hotels, indoor recreational facilities, clinics, department stores and supermarkets is invalid and unconstitutional under Pennsylvania law.

16. The sole remedy for a total exclusion of a legitimate use is to allow the use somewhere in the municipality and equity dictates that the party identifying the unlawful prohibition must receive that remedy. *H.R. Miller Company, Inc. v. Board of Supervisors of Lancaster Township*, 605 A.2d 321, fn. 5 (Pa. 1992).

17. Thus, a landowner who prevails in challenging an unconstitutional provision in a zoning ordinance is thereafter entitled to site-specific relief. *Allegheny Energy Supply Co., LLC v. Township of Blaine*, 829 A.2d 1254, 1256 (Pa. Cmwlth. 2003).

18. As the successful challenger to the substantive validity of the Zoning Ordinance, the Palmer Parties are entitled to construct, operate, and maintain a research facility, hotel, indoor recreational facility, clinic, department store and/or a supermarket on the Property. *Casey v. Zoning Hearing Board of Warwick Township*, 328 A.2d 464, 469 (Pa. 1974). *See also, Fernley v. Board of Supervisors of Schuylkill Township*, 502 A.2d 585, 596 (Pa. 1986).

19. Once an ordinance has been determined to be unconstitutionally exclusionary, the successful challenger must be permitted to develop the land as proposed, regardless of how the land is currently zoned, and any subsequently enacted amendatory ordinances are not to be given effect for the purpose of fashioning appropriate relief. *Adams Outdoor Advertising, Ltd. v. Borough of Coopersburg Zoning Hearing Board*, 625 A.2d 768 (Pa. Cmwlth. 1993) (citing *Casey, supra*).

20. The Palmer Parties are not required to submit proposed plans or other materials when challenging the substantive validity of the Zoning Ordinance under Section 916.1(a)(1) of the MPC. *Budco Theatres, Inc. v. ZHB of Springettsbury Township*, 632 A.2d 1072 (Pa. Cmwlth. 1993).

21. The suitability of the Property for research facilities, hotels, indoor recreation facilities, clinics, department stores and supermarkets is not relevant to the constitutional invalidity of a municipal-wide prohibition on these uses. *In re: Friday*, 381 A.2d 504 (Pa. Cmwlth. 1978).

22. In order to defeat a successful challenger's right to site-specific relief, a municipality must demonstrate that conditions or aspects of the development plan render the project "impossible to safely execute." *Allegheny Energy Supply Co., Inc. v. Township of Blaine*, 829 A.2d 1254, 1262 (Pa. Cmwlth. 2003) (citing *Appeal of Harbucks, Inc.*, 560 A.2d 851, 855-56 (Pa. Cmwlth. 1989)).

23. A municipality cannot meet its burden by merely speculating as to possible harm, but instead must show a high degree of probability that it will substantially affect the health and safety of the community. *Blaine, supra*; *Rural Area Concerned Citizens, Inc. v. Fayette County ZHB*, 646 A.2d 717, 722 (Pa. Cmwlth. 1994).


24. A municipality must provide evidence that there is more than a mere speculation of harm. *In re: Martin*, 529 A.2d 582, 583 (Pa. Cmwlth. 1987).

WHEREFORE, the Palmer Parties respectfully request the Zoning Hearing Board of Worcester Township to determine that (i) Palmer Parties Challenge has merit; (ii) the Worcester Township Zoning Ordinance is invalid and unconstitutional for excluding research facilities, hotels, indoor recreational facilities, clinics, department stores and supermarkets in the Township; (iii) declare the Palmer Parties the successful challenger; and, (iv) recommend that the Palmer Parties should be granted site-specific relief.

Respectfully submitted,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

Date: 11/23/2021

By: 
Carl N. Weiner, Esquire
Attorney for Palmer Parties



DEED BK 5990 PG 02607 to 02618.2
INSTRUMENT # : 2016015014
RECORDED DATE: 03/03/2016 11:28:10 AM



3304673-0024P

RECORDER OF DEEDS
MONTGOMERY COUNTY
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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 14

Document Type: Deed	Transaction #: 3335579 - 1 Doc
Document Date: 06/25/2015	(s)
Reference Info:	Document Page Count: 11
	Operator Id: msanabia

RETURN TO: (Mail) PLOTNICK & ELLIS, P.C. 261 OLD YORK ROAD SUITE 200 JENKINTOWN, PA 19046	PAID BY: PLOTNICK & ELLIS PC
--	--

*** PROPERTY DATA:**

Parcel ID #:	67-00-03223-00-4	67-00-03427-00-7	67-00-03424-00-1
Address:	2951 SKIPPACK PIKE	2920 SKIPPACK PIKE	SKIPPACK PIKE
Municipality:	PA Worcester Township (100%)	PA Worcester Township (0%)	PA Worcester Township (0%)
School District:	Methacton	Methacton	Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$0.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$14.00
Additional Parcels Fee	\$30.00
Additional Names Fee	\$4.50
Affordable Housing Pages	\$28.00
Affordable Housing Names	\$18.00
Affordable Housing Parcels	\$2.00
Total:	\$193.00

DEED BK 5990 PG 02607 to 02618.2
 Recorded Date: 03/03/2016 11:28:10 AM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
Recorder of Deeds

Rev1a 2016-01-29

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

RECORDED OF DEEDS
MONTGOMERY COUNTY

2016 MAR -3 A 10: 01

RECORDED OF DEEDS
MONTGOMERY COUNTY

2016 FEB 19 A 10: 03

PREPARED BY AND RETURN TO:



LYN EISNER, Esquire
PLOTNICK & ELLIS, P.C.
261 Old York Road, Suite 200
Jenkintown, PA 19046
(215) 576-1730

Parcel Nos.: 67-00-03223-00-4,
67-00-03427-007 and
67-00-03424-001

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03223-00-4 WORCESTER
2951 SKIPPACK PIKE

PALMER STEPHEN JR & BRUCE B \$15.00
B 027 U 010 L 0319 DATE: 03/03/2016 ND

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03427-00-7 WORCESTER
2920 SKIPPACK PIKE

PALMER STEPHEN T JR & BRUCE B & WAYNE L \$15.00
B 018 U 004 L 2900 DATE: 03/03/2016 ND

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03424-00-1 WORCESTER
SKIPPACK PIKE

PALMER STEPHEN T JR & BRUCE B & WAYNE L \$15.00
B 018 U 018 L 2900 DATE: 03/03/2016 ND

QUIT CLAIM D E E D

MADE THIS 25th day of June, 2015.

B E T W E E N NANCY A. PALMER, Executrix of the Estate of STEPHEN T. PALMER, JR., Deceased, BRUCE B. PALMER, WAYNE L. PALMER and ROBERTA P. BODY, of 4108 Angus Way, Lafayette Hill, Pennsylvania 19444 (hereinafter called "Grantors"), parties of the first part,

A N D

NANCY A. PALMER and STEPHEN T. PALMER, III, Trustees of THE STEPHEN T. PALMER, JR., Residuary Trust created under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of NANCY A. PALMER; BRUCE B. PALMER; WAYNE L. PALMER and ROBERTA P. BODY, of 4108 Angus Way, Lafayette Hill, Pennsylvania 19444 (hereinafter called "Grantees"), parties of the second part.

W I T N E S S E T H that the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) 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, as a tenant in common, in the undivided portions of one-fourth (1/4) to NANCY A. PALMER and STEPHEN T. PALMER, III, Trustees of THE STEPHEN T. PALMER, JR., RESIDUARY TRUST created under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of NANCY A. PALMER, her successors and assigns; one-fourth (1/4) to BRUCE B. PALMER, individually, his heirs and assigns; one-fourth (1/4) to WAYNE L. PALMER, individually, his heirs and assigns; one-fourth (1/4) to ROBERTA P. BODY, individually, her heirs and assigns.

PREMISES "A" - ALL THAT CERTAIN tract or piece of land, Situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Plan thereof made by David Meixner, Civil Engineer, dated June 4, 1964, and last revised June 22, 1965, as follows, to wit:

BEGINNING at a point set in the bed of Skippack Pike, a corner of premises hereinafter described at the distance of one thousand three hundred twelve and fifty-nine hundredths (1312.59) feet measured along the South side of Skippack Pike from its intersection with the center line of Valley Forge Road (fifty [50] feet wide); thence extending through the bed of Skippack Pike, the following two (2) courses and distances, viz: (1) South fifty-one (51) degrees twenty-four (24) minutes East three hundred thirteen and seventy-nine hundredths (313.79) feet to a point; and (2) South fifty (50) degrees eighteen (18) minutes East sixteen and fifty hundredths (16.50) feet to an iron pin; thence extending along lands now or late of Ellis D. Anders, the following four (4) courses and distances, viz: (1) South forty-one (41) degrees forty (40) minutes thirty (30) seconds West two hundred fifty-one and ninety-six hundredths (251.96) feet to an iron pin; (2) North forty-nine (49) degrees thirty (30) minutes West two hundred fifty and eighty hundredths (250.80) feet to a stone; (3) South forty (40) degrees eighteen (18) minutes West one hundred sixty-five (165) feet to an axle; and (4) North sixty-eight (68) degrees fifty-two (52) minutes West eighty-seven and eighty hundredths (87.80) feet to a point a corner of the hereinafter described premises; and thence extending along the same, North forty-one (41) degrees thirty-four (34) minutes East four hundred thirty-five and forty-seven hundredths (435.47) feet to the first mentioned point and place of beginning.

PREMISES "B" - ALL THAT CERTAIN tract or piece of land, Situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Howard F. Meixner, Registered Surveyor, Collegetown, Pennsylvania on September 28, 1954 and revised October 14, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Skippack Pike (forty [40] feet wide) at the distance of nine hundred ninety-two and fifty-nine hundredths (992.59) feet, Southeastwardly from the intersection of the middle line of Skippack Pike with the middle line of

Valley Forge Road, a corner of land now or late of Merrill King; thence extending along the middle line of Skippack Pike, South fifty (50) degrees thirty-two (32) minutes East three hundred twenty (320) feet to a point, a corner of land now or late of William S. Bishop; thence along said land, South forty (40) degrees forty-five (45) minutes West four hundred thirty-three and seven tenths (433.7) feet to a point in line of land now or late of Ellis Anders; thence along said land, North sixty-nine (69) degrees thirty-five (35) minutes West three hundred thirty-eight and four tenths (338.4) feet to a point, a corner of land now or late of Merrill King aforesaid; thence along said land, North forty (40) degrees forty-five (45) minutes East five hundred forty-four and five tenths (544.5) feet to the place of beginning.

CONTAINING 6.039 acres.

BEING Parcel Nos. 67-00-03427-007 and 67-00-03424-001.

UNDER AND SUBJECT, nevertheless, to certain agreements, conditions and restrictions as appear of record.

BEING THE SAME PREMISES which Roberta C. Palmer, by her Deed dated March 17, 2003, and recorded March 24, 2003, in the Montgomery County Recorder of Deed's Office in Deed Book 5450, Page 1522, granted and conveyed to Stephen T. Palmer, Jr., Bruce B. Palmer, Wayne L. Palmer and Roberta P. Body, each holding title to an undivided one-fourth (1/4) interest as tenants in common, their heirs, successors and assigns.

AND the said Stephen T. Palmer, Jr., departed this life on February 9, 2010, leaving a Last Will and Testament dated January 22, 2010, and Letters Testamentary were granted to Nancy A. Palmer on March 4, 2010, and registered at the Register of Will's Office in and for Montgomery County, Pennsylvania, as No. 46-2010-0752.

PREMISES "C" - ALL THAT CERTAIN message and tract of land situate in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a survey thereof by Stanley F. Moyer, R.E., made in April, 1943, as follows:

BEGINNING at a point, the intersection of the center lines of Skippack Pike (Route 73) and Valley Forge Road (Route 363); thence along the middle of said Valley Forge Road the three (3) following courses and distances viz: North thirty-eight (38) degrees thirty-four (34) minutes East one thousand three hundred fifty-six and three-tenths (1,356.3) feet, North forty-seven (47) degrees ten (10) minutes East three hundred twenty-eight and ninety-four one-hundredths (328.94) feet and North fifty-five (55) degrees fifty-seven (57) minutes East one hundred forty-eight and fifteen one-hundredths (148.15) feet to a point in line of land now or late of Robert K. Geyer; thence along the same and land now or late of Alfred Kennedy South sixty-three (63) degrees fifteen (15) minutes East five hundred thirty-eight and thirty-six hundredths (538.36) feet to an iron pin in line of land now or late of Electric Realty Corporation; thence

along the same South thirty-three (33) degrees fifty (50) minutes East three hundred thirty-six and eighteen one-hundredths (536.18) feet to an iron pin in line of land now or late of Oscar Rothenberger; thence along the same and land now or late of William Seipp and now or late of Elizabeth Geyer South thirty-one (31) degrees seventeen (17) minutes West one thousand eight hundred eighty-five and sixty-eight one-hundredths (1,885.68) feet to a point in the middle of said Skippack Pike; thence along the middle line thereof North forty-nine (49) degrees thirty-five (35) minutes West one thousand one hundred eighty and fifty-eight one-hundredths (1,180.58) feet to the middle line of Valley Forge Road, the place of BEGINNING.

CONTAINING forty-five and four hundred ninety-six one-thousandths (45.496) Acres of land more or less.

ALSO ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey or plan of Property for William Murphy by David Meixner, Civil Engineer, and surveyor, of Lansdale, Pennsylvania on the 27th day of May, A.D. 1964 and last revised June 15, 1964 as follows, to wit:

BEGINNING at an interior point, which point is measured North thirty-one (31) degrees two (2) minutes East five hundred fourteen and ninety-seven one-hundredths (514.97) feet from a point in the center line of Skippack Pike, fifty (50) feet wide, which last mentioned point is measured South forty-nine (49) degrees fifty-five (55) minutes East one thousand one hundred seventy-eight and thirty-two one-hundredths (1,178.32) feet from the center line of Valley Forge Road (fifty [50] feet wide); thence extending from said point of beginning along line of lands now or late of Stephen T. Palmer North thirty-one (31) degrees two (2) minutes East one thousand three hundred seventy-three and thirty-three one-hundredths (1,373.33) feet to a point, a pipe set in the Southwesterly side of a Philadelphia Electric Company right of way, thence extending along the same the following two (2) courses and distances, viz: (1) South thirty-four (34) degrees eleven (11) minutes East one hundred fifty-three and sixty-seven one-hundredths (153.67) feet to an iron pin and (2) South five (5) degrees twenty-one (21) minutes East five hundred sixty-two and fifty-nine one-hundredths (562.59) feet to a pipe; thence extending along lands now or late of Herbert R. Shearer, South thirty-two (32) degrees twelve (12) minutes thirty (30) seconds West eight hundred sixty-four and fifty-six one-hundredths (864.56) feet to a point, a corner of other lands of which these premises were formerly a part; thence extending along the same North fifty-seven (57) degrees fifty-six (56) minutes West four hundred fifty-five and seventy-six one-hundredths (455.76) feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM ALL THAT CERTAIN strip or parcel of ground, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Engineers, dated July 11, 1968, as follows:

BEGINNING at a point on the middle line of Valley Forge Road, Route 363, at a corner common to ground now or late of Stephen T. Palmer, et ux, herein described, and ground now or late of Gertrude E. Steelman and extending thence from said point of beginning along ground now or late of Gertrude E. Steelman the two (2) following courses and distances: (1) S. sixty-eight (68) degrees twenty-four (24) minutes fifty (50) seconds E. three hundred four and sixty-two one-hundredths (304.62) feet to a point on the line established by Philadelphia Electric Company as the center line of its proposed transmission line right of way and (2) continuing S. sixty-eight (68) degrees twenty-four (24) minutes fifty (50) seconds E. two hundred three and eight one-hundredths (203.08) feet to a point on the Southwesterly right of way line of Philadelphia Electric Company's existing transmission line right of way at a corner common to ground herein described and ground now or late of Gertrude E. Steelman said point being at the distance of one hundred (100) feet measured northeastwardly from and at right angles to the aforementioned center line; thence along the aforementioned southwesterly right of way line on a line parallel with and one hundred (100) feet distant measured northeastwardly from and at right angles to the aforementioned center line the two (2) following courses and distances: (1) S. thirty-eight (38) degrees fifty-four (54) minutes fifty (50) seconds E. four hundred eighty-nine and eight-five one-hundredths (489.85) feet to a point and (2) S. ten (10) degrees seven (07) minutes six (06) seconds E. five hundred sixty-two and fifty-nine hundredths (562.59) feet to a point a corner common to ground herein described and ground now or late of Albert G. Bobb; thence along the last mentioned ground the two (2) following courses and distances: (1) S. twenty-seven (27) degrees five (05) minutes twenty-four (24) seconds W. one hundred sixty-five and thirty-seven one-hundredths (165.37) feet to a point on the aforementioned center line and (2) continuing S. twenty-seven (27) degrees five (05) minutes twenty-four (24) seconds W. two hundred forty-eight and five one-hundredths (248.05) feet to a point, said point being at the distance of one hundred fifty (150) feet measured southwestwardly from and at right angles to the aforementioned center line; thence through ground now or late of Stephen T. Palmer, et ux, of which this is a part, on a line parallel with and one hundred fifty (150) feet distant measured southwestwardly from and at right angles to the aforementioned center line the two (2) following courses and distances: (1) N. ten (10) degrees seven (07) minutes six (06) seconds W. eight hundred twenty-seven and sixty-seven one-hundredths (827.67) feet to a point and (2) N. thirty-eight (38) degrees fifty-four (54) minutes fifty (50) seconds W. eight hundred sixty-seven and fifty-three one-hundredths (867.53) feet to the first mentioned point and place of beginning.

CONTAINING 7.885 acres, more or less.

CONTAINING 49.128 acres, more or less.

BEING Parcel No. 67-00-03223-00-4.

UNDER AND SUBJECT, nevertheless, to certain agreements, conditions and restrictions as appear of record.

BEING THE SAME PREMISES which Roberta C. Palmer, by her Deed dated December 14, 1976, and recorded December 14, 1976, in the Montgomery County Recorder of Deed's Office in Deed Book 4164, Page 542, granted and conveyed to Stephen T. Palmer, Jr.; Bruce B. Palmer; Wayne L. Palmer; and Roberta P. Body, as tenants in common, their heirs, successors and assigns.

AND the said Stephen T. Palmer, Jr., departed this life on February 9, 2010, leaving a Last Will and Testament dated January 22, 2010, and Letters Testamentary were granted to Nancy A. Palmer on March 4, 2010, and registered at the Register of Will's Office in and for Montgomery County, Pennsylvania, as No. 46-2010-0752.

THEREFORE, the result of this Deed is that this property is held as tenants in common, in the undivided portions of one-fourth (1/4) to NANCY A. PALMER and STEPHEN T. PALMER, III, Trustees of THE STEPHEN T. PALMER, JR., RESIDUARY TRUST created under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of NANCY A. PALMER, their successors and assigns; one-fourth (1/4) to BRUCE P. PALMER, his heirs and assigns; one-fourth (1/4) to WAYNE L. PALMER, his heirs and assigns; and one-fourth (1/4) to ROBERTA P. BODY, her heirs and assigns.

THIS DEED is exempt from realty transfer tax pursuant to 72 P.S. Section 8102-C.3(7). This is a transfer for nominal consideration by Executrix to a Residuary Trust created under decedent's Revocable Living Trust to effect distribution of decedent's estate in accordance with the provisions of his Revocable Living Trust.

TOGETHER with all and singular the building, 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.

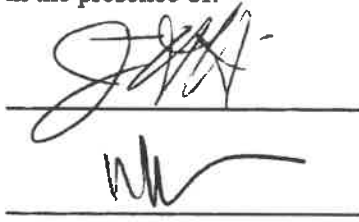
TO HAVE AND TO HOLD the said lot or piece of ground above described, together with the buildings, improvements, hereditaments and premises hereby granted, or mentioned and intended so to be with the appurtenances, unto the said Grantees, their heirs, successors and assigns, to and for the only proper use and behoof of the said Grantees, their heirs, successors and assigns forever.

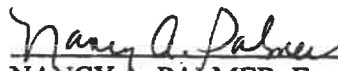
AND the said NANCY A. PALMER, Executrix of the Estate of STEPHEN T. PALMER, JR.; BRUCE B. PALMER; WAYNE L. PALMER and ROBERTA P. BODY, their heirs, successors, executors and administrators, do by these presents covenant, grant and agree, to and with the said Grantees, as tenants in common, their heirs, successors and assigns, that they,

the said Grantors, their successors and assigns, 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 encumbered, in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said parties of the first part to these presents do hereunder set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered in the presence of:




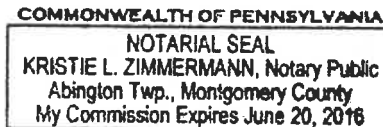
 (SEAL)
NANCY A. PALMER, Executrix of the Estate of STEPHEN T. PALMER, JR., Deceased, Grantor

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

On this 25th day of June, 2015, before me, the undersigned officer, a Notary Public, personally appeared NANCY A. PALMER, Executrix of the Estate of STEPHEN T. PALMER, JR., Deceased, 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 hereunto set my hand and official seal.


Notary Public



and with the said Grantees, as tenants in common, their heirs, successors and assigns, that they, the said Grantors, their successors and assigns, 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 encumbered, in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said parties of the first part to these presents do hereunder set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered
in the presence of:

Anthony J. Galli
ANTONIA W. PALMER *Antonio* *William* BRUCE B. PALMER (SEAL)
BRUCE B. PALMER, Grantor

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

On this *11th* day of *August*, 2015, before me, the undersigned officer, a Notary Public, personally appeared BRUCE B. PALMER, known to me (or satisfactorily proven) to be the person whose name is 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.

Kathleen T. Polichetti

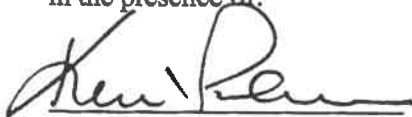
Notary Public

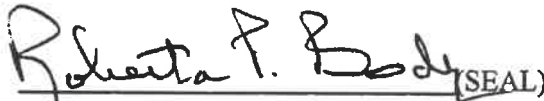
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHLEEN T. POLICHETTI, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires October 19, 2015

and with the said Grantees, as tenants in common, their heirs, successors and assigns, that they, the said Grantors, their successors and assigns, 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 encumbered, in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said parties of the first part to these presents do hereunder set their hands and seals. Dated the day and year first above written.

Signed, sealed and delivered
in the presence of:

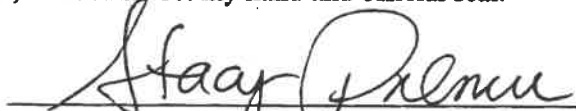


 (SEAL)
ROBERTA P. BODY, Grantor

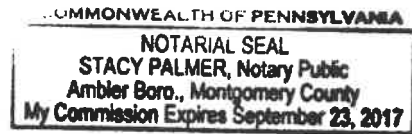
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

On this 3rd day of August, 2015, before me, the undersigned officer, a Notary Public, personally appeared ROBERTA P. BODY, 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 hereunto set my hand and official seal.


Notary Public

\\Mserver\TMW\TM Clients\Palmer, Nancy A\Palmer, Jr., Stephen T. - Estate of\Deed for all three tracts.wpd



DEED

NANCY A. PALMER, Executrix of the Estate of
STEPHEN T. PALMER, JR., Deceased,
BRUCE B. PALMER, WAYNE L. PALMER
and ROBERTA P. BODY

To:

NANCY A. PALMER and
STEPHEN T. PALMER, III,
TRUSTEES OF THE STEPHEN T. PALMER, JR.

Residuary Trust created under
Paragraph SECOND B.2., of the First
Amendment to The Stephen T. Palmer, Jr.,
Revocable Living Trust Dated February 27, 2007,
as amended January 22, 2010, for the benefit of
NANCY A. PALMER; BRUCE B. PALMER,
WAYNE L. PALMER and ROBERTA P. BODY

Property:

2920 Skippack Pike
Township of Worcester
Montgomery County, Pennsylvania

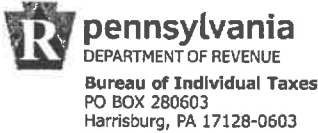
The Address of The Above-Named

Grantees is:

4108 Angus Way
Lafayette Hill, PA 19444

LYN EISNER, ESQUIRE

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with recorder's use only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

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

Name: Lyn Eisner, Esquire; Telephone Number: (215) 576-1730; Mailing Address: 261 Old York Road, Suite 200; City: Jenkintown; State: PA; ZIP Code: 19046

B. TRANSFER DATA

Date of Acceptance of Document: 06/25/2015; Grantor(s)/Lessor(s): *; Telephone Number: (215) 948-3147; Grantee(s)/Lessee(s): **; Telephone Number: (215) 948-3147; Mailing Address: 4108 Angus Way; City: Lafayette Hill; State: PA; ZIP Code: 19444

C. REAL ESTATE LOCATION

Street Address: 2920 Skippack Pike; City, Township, Borough: Worcester Township; County: Montgomery; School District: Methacton; Tax Parcel Number: ***

D. VALUATION DATA

Was transaction part of an assignment or relocation? [X] N; 1. Actual Cash Consideration: 1.00; 2. Other Consideration: +0.00; 3. Total Consideration: = 1.00; 4. County Assessed Value: 784,170.00; 5. Common Level Ratio Factor: x 1.74; 6. Computed Value: = 1,364,455.80

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ 1,364,455.80; 1b. Percentage of Grantor's Interest in Real Estate: 100.00%; 1c. Percentage of Grantor's Interest Conveyed: 100.00%

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession.
Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
Transfer from a trust. Date of transfer into the trust June 25, 2015
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.) 72 P.S. Section 8102-C.3(7). The beneficiaries of the Trust are Grantor's wife, Grantor's children, Grantor's children's spouses and Grantor's grandchildren.

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: 10/07/15

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

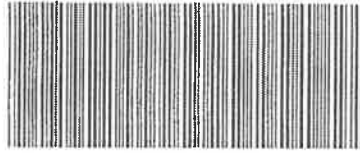
- * Nancy A. Palmer, Executrix of the Estate of Stephen T. Palmer, Jr., Deceased, Bruce B. Palmer, Wayne L. Palmer and Roberta P. Body

- ** Nancy A. Palmer and Stephen T. Palmer, III, Trustees of The Stephen T. Palmer, Jr., Residuary Trust created under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of Nancy A. Palmer; Bruce B. Palmer; Wayne L. Palmer and Roberta P. Body

- *** 67-00-03223-00-4
67-00-03427-007 and
67-00-03424-001



DEED BK 6116 PG 02085 to 02092.2
INSTRUMENT # : 2018082140
RECORDED DATE: 11/30/2018 11:02:05 AM



4203170-0006G

RECORDER OF DEEDS
MONTGOMERY COUNTY
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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 10

Document Type: Deed	Transaction #: 4386688 - 1 Doc
Document Date: 09/01/2018	(s)
Reference Info:	Document Page Count: 7
	Operator Id: plai

RETURN TO: (Mail) PLOTNICK 7 ELLIS, PC 261 OLD YORK ROAD SUITE 200 JENKINTOWN, PA 19046	PAID BY: PLOTNICK 7 ELLIS PC
--	--

*** PROPERTY DATA:**

Parcel ID #: 67-00-03223-00-4	67-00-03427-00-7	67-00-03424-00-1
Address: 2951 SKIPPACK PIKE	2920 SKIPPACK PIKE	SKIPPACK PIKE
Municipality: PA Worcester Township (100%)	PA Worcester Township (0%)	PA Worcester Township (0%)
School District: Methacton	Methacton	Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Additional Parcels Fee	\$30.00
Affordable Housing Pages	\$6.00
Affordable Housing Parcels	\$1.00
Total:	\$131.25

DEED BK 6116 PG 02085 to 02092.2
 Recorded Date: 11/30/2018 11:02:05 AM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
 Recorder of Deeds

Rev1a 2016-01-29

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



RECORDER OF DEEDS
MONTGOMERY COUNTY

2018 NOV 29 P 1:49

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03223-00-4 WORCESTER
2951 SKIPPACK PIKE

Interest


PALMER STEPHEN T JR RESIDUARY TRUST FBO \$15.00
B 027 U 010 L 0319 DATE: 11/29/2018 LG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03427-00-7 WORCESTER
2920 SKIPPACK PIKE

Interest

PALMER STEPHEN T JR RESIDUARY TRUST FBO \$15.00
B 018 U 004 L 2900 DATE: 11/29/2018 LG

PREPARED BY AND RETURN TO:



JONATHAN H. ELLIS, Esquire
PLOTNICK & ELLIS, P.C.
261 Old York Road, Suite 200
Jenkintown, PA 19046
(215) 576-1730

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03424-00-1 WORCESTER
SKIPPACK PIKE

Interest

PALMER STEPHEN T JR RESIDUARY TRUST FBO \$15.00
B 018 U 018 L 2900 DATE: 11/29/2018 LG

Parcel Nos.: 67-00-03223-00-4,
67-00-03427-007 and
67-00-03424-001

QUIT CLAIM D E E D

MADE THIS 1 day of SEPTEMBER, 2018.

BETWEEN WAYNE L. PALMER, individually (hereinafter called "Grantor"),
party of the first part,

A N D

WAYNE L. PALMER and MARILYN K. PALMER, TRUSTEES OF THE WAYNE L.
PALMER LIVING TRUST DATED OCTOBER 19, 2007, as may be restated and amended
(hereinafter called "Grantees"), parties of the second part.

WITNESSETH that the said Grantor for and in consideration of the sum of ONE
DOLLAR (\$1.00) lawful money of the United States of America, unto him well and truly paid by
the said Grantees at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed,
and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said



Grantees, an undivided one-fourth (1/4) tenants in common interest in the following premises to WAYNE L. PALMER and MARILYN K. PALMER, TRUSTEES OF THE WAYNE L. PALMER LIVING TRUST DATED OCTOBER 19, 2007, their successors and assigns.

PREMISES "A" - ALL THAT CERTAIN tract or piece of land, Situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a Plan thereof made by David Meixner, Civil Engineer, dated June 4, 1964, and last revised June 22, 1965, as follows, to wit:

BEGINNING at a point set in the bed of Skippack Pike, a corner of premises hereinafter described at the distance of one thousand three hundred twelve and fifty-nine hundredths (1312.59) feet measured along the South side of Skippack Pike from its intersection with the center line of Valley Forge Road (fifty [50] feet wide); thence extending through the bed of Skippack Pike, the following two (2) courses and distances, viz: (1) South fifty-one (51) degrees twenty-four (24) minutes East three hundred thirteen and seventy-nine hundredths (313.79) feet to a point; and (2) South fifty (50) degrees eighteen (18) minutes East sixteen and fifty hundredths (16.50) feet to an iron pin; thence extending along lands now or late of Ellis D. Anders, the following four (4) courses and distances, viz: (1) South forty-one (41) degrees forty (40) minutes thirty (30) seconds West two hundred fifty-one and ninety-six hundredths (251.96) feet to an iron pin; (2) North forty-nine (49) degrees thirty (30) minutes West two hundred fifty and eighty hundredths (250.80) feet to a stone; (3) South forty (40) degrees eighteen (18) minutes West one hundred sixty-five (165) feet to an axle; and (4) North sixty-eight (68) degrees fifty-two (52) minutes West eighty-seven and eighty hundredths (87.80) feet to a point a corner of the hereinafter described premises; and thence extending along the same, North forty-one (41) degrees thirty-four (34) minutes East four hundred thirty-five and forty-seven hundredths (435.47) feet to the first mentioned point and place of beginning.

PREMISES "B" - ALL THAT CERTAIN tract or piece of land, Situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Howard F. Meixner, Registered Surveyor, Collegetown, Pennsylvania on September 28, 1954 and revised October 14, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Skippack Pike (forty [40] feet wide) at the distance of nine hundred ninety-two and fifty-nine hundredths (992.59) feet, Southeastwardly from the intersection of the middle line of Skippack Pike with the middle line of Valley Forge Road, a corner of land now or late of Merrill King; thence extending along the middle line of Skippack Pike, South fifty (50) degrees thirty-two (32) minutes East three hundred twenty (320) feet to a point, a corner of land now or late of William S. Bishop; thence along said land, South forty (40) degrees forty-five (45) minutes West four hundred thirty-three and seven tenths (433.7) feet to a point in line of land now or late of Ellis Anders; thence along said land, North sixty-nine (69) degrees thirty-five (35) minutes West three hundred thirty-eight and four tenths (338.4) feet to a point, a corner of land now or late of Merrill King aforesaid; thence along



said land, North forty (40) degrees forty-five (45) minutes East five hundred forty-four and five tenths (544.5) feet to the place of beginning.

C O N T A I N I N G 6.039 acres.

B E I N G Parcel Nos. 67-00-03427-007 and 67-00-03424-001.

U N D E R A N D S U B J E C T, nevertheless, to certain agreements, conditions and restrictions as appear of record.

P R E M I S E S " C " - A L L T H A T C E R T A I N message and tract of land situate in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a survey thereof by Stanley F. Moyer, R.E., made in April, 1943, as follows:

B E G I N N I N G at a point, the intersection of the center lines of Skippack Pike (Route 73) and Valley Forge Road (Route 363); thence along the middle of said Valley Forge Road the three (3) following courses and distances viz: North thirty-eight (38) degrees thirty-four (34) minutes East one thousand three hundred fifty-six and three-tenths (1,356.3) feet, North forty-seven (47) degrees ten (10) minutes East three hundred twenty-eight and ninety-four one-hundredths (328.94) feet and North fifty-five (55) degrees fifty-seven (57) minutes East one hundred forty-eight and fifteen one-hundredths (148.15) feet to a point in line of land now or late of Robert K. Geyer; thence along the same and land now or late of Alfred Kennedy South sixty-three (63) degrees fifteen (15) minutes East five hundred thirty-eight and thirty-six hundredths (538.36) feet to an iron pin in line of land now or late of Electric Realty Corporation; thence along the same South thirty-three (33) degrees fifty (50) minutes East three hundred thirty-six and eighteen one-hundredths (536.18) feet to an iron pin in line of land now or late of Oscar Rothenberger; thence along the same and land now or late of William Seipp and now or late of Elizabeth Geyer South thirty-one (31) degrees seventeen (17) minutes West one thousand eight hundred eighty-five and sixty-eight one-hundredths (1,885.68) feet to a point in the middle of said Skippack Pike; thence along the middle line thereof North forty-nine (49) degrees thirty-five (35) minutes West one thousand one hundred eighty and fifty-eight one-hundredths (1,180.58) feet to the middle line of Valley Forge Road, the place of BEGINNING.

C O N T A I N I N G forty-five and four hundred ninety-six one-thousandths (45.496) Acres of land more or less.

A L S O A L L T H A T C E R T A I N lot or piece of ground, Situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey or plan of Property for William Murphy by David Meixner, Civil Engineer, and surveyor, of Lansdale, Pennsylvania on the 27th day of May, A.D. 1964 and last revised June 15, 1964 as follows, to wit:



BEGINNING at an interior point, which point is measured North thirty-one (31) degrees two (2) minutes East five hundred fourteen and ninety-seven one-hundredths (514.97) feet from a point in the center line of Skippack Pike, fifty (50) feet wide, which last mentioned point is measured South forty-nine (49) degrees fifty-five (55) minutes East one thousand one hundred seventy-eight and thirty-two one-hundredths (1,178.32) feet from the center line of Valley Forge Road (fifty [50] feet wide); thence extending from said point of beginning along line of lands now or late of Stephen T. Palmer North thirty-one (31) degrees two (2) minutes East one thousand three hundred seventy-three and thirty-three one-hundredths (1,373.33) feet to a point, a pipe set in the Southwesterly side of a Philadelphia Electric Company right of way, thence extending along the same the following two (2) courses and distances, viz: (1) South thirty-four (34) degrees eleven (11) minutes East one hundred fifty-three and sixty-seven one-hundredths (153.67) feet to an iron pin and (2) South five (5) degrees twenty-one (21) minutes East five hundred sixty-two and fifty-nine one-hundredths (562.59) feet to a pipe; thence extending along lands now or late of Herbert R. Shearer, South thirty-two (32) degrees twelve (12) minutes thirty (30) seconds West eight hundred sixty-four and fifty-six one-hundredths (864.56) feet to a point, a corner of other lands of which these premises were formerly a part; thence extending along the same North fifty-seven (57) degrees fifty-six (56) minutes West four hundred fifty-five and seventy-six one-hundredths (455.76) feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM ALL THAT CERTAIN strip or parcel of ground, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Engineers, dated July 11, 1968, as follows:

BEGINNING at a point on the middle line of Valley Forge Road, Route 363, at a corner common to ground now or late of Stephen T. Palmer, et ux, herein described, and ground now or late of Gertrude E. Steelman and extending thence from said point of beginning along ground now or late of Gertrude E. Steelman the two (2) following courses and distances: (1) S. sixty-eight (68) degrees twenty-four (24) minutes fifty (50) seconds E. three hundred four and sixty-two one-hundredths (304.62) feet to a point on the line established by Philadelphia Electric Company as the center line of its proposed transmission line right of way and (2) continuing S. sixty-eight (68) degrees twenty-four (24) minutes fifty (50) seconds E. two hundred three and eight one-hundredths (203.08) feet to a point on the Southwesterly right of way line of Philadelphia Electric Company's existing transmission line right of way at a corner common to ground herein described and ground now or late of Gertrude E. Steelman said point being at the distance of one hundred (100) feet measured northeastwardly from and at right angles to the aforementioned center line; thence along the aforementioned southwesterly right of way line on a line parallel with and one hundred (100) feet distant measured northeastwardly from and at right angles to the aforementioned center line the two (2) following courses and distances: (1) S. thirty-eight (38) degrees fifty-four (54) minutes fifty (50) seconds E. four hundred eighty-nine and eight-five one-hundredths (489.85) feet to a point and (2) S. ten (10) degrees seven (07) minutes six (06) seconds E. five hundred sixty-two and fifty-nine hundredths (562.59) feet to a



point a corner common to ground herein described and ground now or late of Albert G. Bobb; thence along the last mentioned ground the two (2) following courses and distances: (1) S. twenty-seven (27) degrees five (05) minutes twenty-four (24) seconds W. one hundred sixty-five and thirty-seven one-hundredths (165.37) feet to a point on the aforementioned center line and (2) continuing S. twenty-seven (27) degrees five (05) minutes twenty-four (24) seconds W. two hundred forty-eight and five one-hundredths (248.05) feet to a point, said point being at the distance of one hundred fifty (150) feet measured southwestwardly from and at right angles to the aforementioned center line; thence through ground now or late of Stephen T. Palmer, et ux, of which this is a part, on a line parallel with and one hundred fifty (150) feet distant measured southwestwardly from and at right angles to the aforementioned center line the two (2) following courses and distances: (1) N. ten (10) degrees seven (07) minutes six (06) seconds W. eight hundred twenty-seven and sixty-seven one-hundredths (827.67) feet to a point and (2) N. thirty-eight (38) degrees fifty-four (54) minutes fifty (50) seconds W. eight hundred sixty-seven and fifty-three one-hundredths (867.53) feet to the first mentioned point and place of beginning.

CONTAINING 7.885 acres, more or less.

CONTAINING 49.128 acres, more or less.

BEING Parcel No. 67-00-03223-00-4.

UNDER AND SUBJECT, nevertheless, to certain agreements, conditions and restrictions as appear of record.

BEING THE SAME PREMISES which Nancy A. Palmer, Executrix of the Estate of Stephen T. Palmer, Jr., Deceased, Bruce B. Palmer, Wayne L. Palmer and Roberta P. Body, by their Deed dated June 25, 2015, and recorded March 3, 2016, in the Montgomery County Recorder of Deeds Office in Deed Book 5990, Page 02607 to 02618.2, granted and conveyed to Nancy A. Palmer and Stephen T. Palmer, III, Trustees of The Stephen T. Palmer, Jr., Residuary Trust created under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of Nancy A. Palmer; Bruce B. Palmer; Wayne L. Palmer and Roberta P. Body, their heirs, successors and assigns, as tenants in common, in the undivided portions of one-fourth (1/4) each.

THE PURPOSE of this Deed is to transfer the undivided one-fourth (1/4) interest of Wayne L. Palmer, individually, to Wayne L. Palmer and Marilyn K. Palmer, Trustees of The Wayne L. Palmer Living Trust dated October 19, 2007.

THEREFORE, the result of this Deed is that this property is held as tenants in common, in the undivided portions of one-fourth (1/4) to NANCY A. PALMER and STEPHEN T. PALMER, III, Trustees of THE STEPHEN T. PALMER, JR., RESIDUARY TRUST created



under Paragraph SECOND B.2., of the First Amendment to The Stephen T. Palmer, Jr., Revocable Living Trust Dated February 27, 2007, as amended January 22, 2010, for the benefit of NANCY A. PALMER, their successors and assigns; one-fourth (1/4) to BRUCE P. PALMER, his heirs and assigns; one-fourth (1/4) to WAYNE L. PALMER and MARILYN K. PALMER, TRUSTEES OF THE WAYNE L. PALMER LIVING TRUST DATED OCTOBER 19, 2007, their successors and assigns; and one-fourth (1/4) to ROBERTA P. BODY, her heirs and assigns.

THIS DEED is exempt from realty transfer tax pursuant to 72 P.S. Section 8102-C.3(8.1). This is a transfer for nominal consideration from Wayne L. Palmer, individually, to the Living Trust of Wayne L. Palmer.

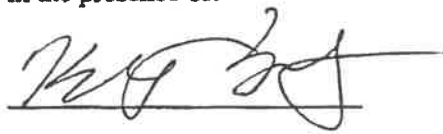
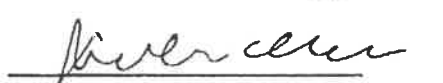
TOGETHER with all and singular the building, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

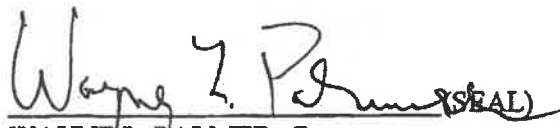
TO HAVE AND TO HOLD the said lot or piece of ground above described, together with the buildings, improvements, hereditaments and premises hereby granted, or mentioned and intended so to be with the appurtenances, unto the said Grantees, their successors and assigns, to and for the only proper use and behoof of the said Grantees, their successors and assigns forever.

AND the said Grantor, his heirs, successors, executors and administrators, does by these presents covenant, grant and agree, to and with the said Grantees, their successors and assigns, that he, the said Grantor, his heirs and assigns, has 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 encumbered, in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said party of the first part to these presents does hereunder set his hand and seal. Dated the day and year first above written.

Signed, sealed and delivered
in the presence of:


WAYNE L. PALMER, Grantor



STATE OF *Ohio*)
) SS:
 COUNTY OF *Cuyahoga*)

On this *1* day of *September*, 2018, before me, the undersigned officer, a Notary Public, personally appeared WAYNE L. PALMER, known to me (or satisfactorily proven) to be the person whose name is 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.

Sandra M. Pearson
 Notary Public

WPS017M ClientPalmer, Nancy A\Palmer, Nancy A. - EP\Deed from Wayne to Wayne's Trust.wpd



Sandra M. Pearson
 Notary Public, State of Ohio, Cuy. Cty.
 My commission expires
11-24-2019

DEED

WAYNE L. PALMER, individually

To:

WAYNE L. PALMER and
 MARILYN K. PALMER, TRUSTEES
 OF THE WAYNE L. PALMER
 LIVING TRUST
 DATED OCTOBER 19, 2007

Property:

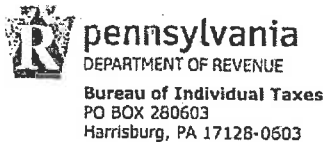
2951 Skippack Pike
 2920 Skippack Pike
 Worcester Township
 Montgomery County, Pennsylvania

The Address Of The Above-Named
 Grantees Is:

4108 Angus Way
 Lafayette Hill, PA 19444

 JONATHAN H. ELLIS, ESQUIRE





REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with Recorder's Use Only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

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

Name: Jonathan H. Ellis, Esquire; Telephone Number: (215) 576-1730; Mailing Address: 261 Old York Road, Suite 200; City: Jenkintown; State: PA; ZIP Code: 19046

B. TRANSFER DATA

Date of Acceptance of Document: 09/01/2018; Grantor(s)/Lessor(s): Wayne L. Palmer, individually; Telephone Number: (215) 948-3147; Grantee(s)/Lessee(s): **; Telephone Number: (215) 948-3147; Mailing Address: 4108 Angus Way; City: Lafayette Hill; State: PA; ZIP Code: 19444

C. REAL ESTATE LOCATION

Street Address: 2920 Skippack Pike; City, Township, Borough: Worcester Township; County: Montgomery; School District: Methacton; Tax Parcel Number: ***

D. VALUATION DATA

Was transaction part of an assignment or relocation? [] Y [X] N; 1. Actual Cash Consideration: 1.00; 2. Other Consideration: +0.00; 3. Total Consideration: = 1.00; 4. County Assessed Value: 784,170.00; 5. Common Level Ratio Factor: x 1.96; 6. Computed Value: = 1,536,973.20

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ 384,243.30; 1b. Percentage of Grantor's Interest in Real Estate: 25.00 %; 1c. Percentage of Grantor's Interest Conveyed: 25.00 %

2. Check Appropriate Box Below for Exemption Claimed.

- [] Will or intestate succession. (Name of Decedent) (Estate File Number)
[X] Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
[X] Transfer from a trust. Date of transfer into the trust June 25, 2015
If trust was amended attach a copy of original and amended trust.
[] Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
[] Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
[] Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
[] Statutory corporate consolidation, merger or division. (Attach copy of articles.)
[] Other (Please explain exemption claimed.) The beneficiaries of the Trust are Grantor's spouse and descendants.

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: [Signature]; Date: 09/25/18

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



** Wayne L. Palmer and Marilyn K. Palmer, Trustees of The Wayne L. Palmer Revocable Living Trust Dated October 19, 2007, as may be restated and amended

*** 67-00-03223-00-4
67-00-03427-007 and
67-00-03424-001

