

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. : 20-14 DATE FILED: July 31, 20 20

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

1. Date of Application: July 31, 2020

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: Johnson Family Trust dated 10/16/2001
- b. Mailing address: 419 Tranquil Peak Court
Henderson, NJ 89012
- c. Telephone number: (702) 596-2777
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) Owner of Legal Title
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: Bernadette A. Kearney, Esq. / Hamburg Rubin Mullin Maxwell & Lupin
- b. Address: 375 Morris Road, PO Box 1479, Lansdale, PA 19446
- c. Telephone number: 215-661-0400
Email: bkearney@hrmml.com

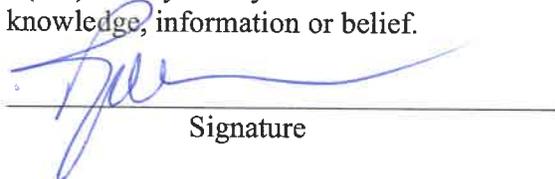
5. Property Details:
- a. Present Zoning Classification: AGR
 - b. Present Land Use: Single Family Home
 - c. Location (Street Address):
1133 Hollow Road
 - d. Parcel #: 67-00-01298-00-3
 - e. Lot Dimensions:
 - (1) Area: 7.44 acres
 - (2) Frontage: approx. 225'
 - (3) Depth: approx. 887.48'
 - f. Circle 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)**
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)**
8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No
- If yes: specify: **(Please submit as an attachment)**
9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)
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

Robert A. Johnson, Trustee

 Printed Name

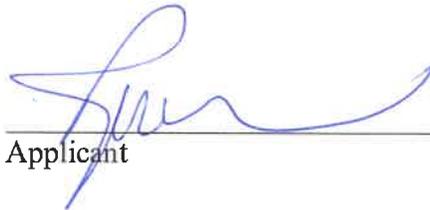
 Signature

 Printed Name

COMMONWEALTH OF PENNSYLVANIA:

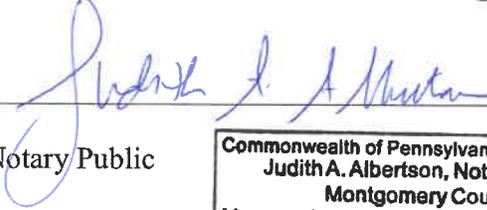
COUNTY OF Montgomery : SS

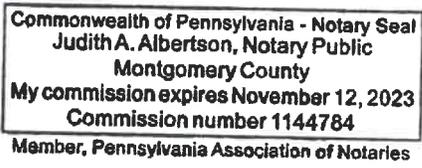
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.


Applicant

Applicant

Sworn to and subscribed before me this 30th day of July, 2020


Notary Public



Date Received: 7.31.20


Zoning Officer

Attachment to Zoning Hearing Board Application
Worcester Township
Re: Robert Johnson

Mr. and Mrs. Johnson are requesting a variance from Sections 150-182(A) and (B), Fencing and wall, of the Worcester Township Zoning Ordinance, so that an open design fence which is 8 feet (96 inches) in height can be erected on the property line as well as up to 65 feet from the property line; and so that an opaque fence which is 6 feet (72 inches) in height can be erected on the property line as well as up to 65 feet from the property line. The information on the location and type of fences is provided with the Application.

The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance from the Zoning Ordinance's fencing requirements is that the Property is a large residential property (7+ acres) surrounded by other large residential properties. Deer infestation has become an increasing problem on this Property over the past 7 years. In 2017, Mr. Johnson invested \$10,000+ in deer-resistant plants, and within two months, there were all eaten. As a result of the deer infestation, in 2019, Mrs. Johnson contracted Lyme's disease from a deer tick. Mr. and Mrs. Johnson have a large family, 5 children, 9 grandchildren and 3 great grandchildren. Mr. and Mrs. Johnson do not allow their grandchildren or great grandchildren to play in the yard due to the danger of them contracting Lyme disease. Installing adequate fencing is the only viable solution that shows a high degree of success in eliminating deer infestation problems. *See* Pennsylvania's Game Commission, "A Guide To Community Deer Management In Pennsylvania" (stating "Fencing" is the only method resulting in a "high expectation for success."); *see also* "Deerproofing Your Yard and Garden" by Rhonda Massingham Hart (explaining benefits of using opaque fencing include preventing deer from seeing through the fence and locating food sources on the other side).

The requested relief will not adversely affect the health, safety or welfare of the neighborhood and is the minimum to afford relief.

Robert & Sheila Johnson
1133 Hollow Road
Collegeville, PA 19426

Worcester Township
Zoning Hearing Board
1721 Valley Forge Road
Worcester, PA 19490-0767

Re: Property Fencing Proposal

Dear Board Members,

We are homeowners in Worcester Township and have a home and property with approximately 7.5 acres. Our home sits in the middle of our property. We have lived here 7 years and love the area.

Over the last few years, deer infestation has become a major problem for us. Last year, at one point, we counted 24 deer grazing in our backyard.

Three years ago, I invested in over \$10,000 of plants that were supposedly deer-resistant. Within two months the deer had eaten them all. Last year my wife contracted Lyme disease from the deer ticks on our property. We have 5 children, 9 grandchildren and 3 great grandchildren who love coming over but we refuse to let them play on our property due to the danger of contracting Lyme disease.

All we desire to have is the quiet enjoyment of our entire property for our family and us and to have the ability to beautify our property with flowers and plants without the nuisance of deer destroying everything. I'm sure other homeowners have experienced the same problem. In fact, our neighbor wants to partner with us on the project. If allowed, we would connect their fence and our fence on the front area and the back area. This would provide a perimeter fence around both of our properties and allow some of the beautiful middle areas of our two properties to remain open.

I have done some extensive research on how to solve this problem and have found only one viable solution – proper fencing. I have included an excerpt titled “A Guide To Community Deer Management In Pennsylvania” put out by the Pennsylvania’s Game Commission. Of all the possible solutions stated, “Fencing” was the only one that stated a HIGH Expectation for Success without any additional disclaimers.

I have also included a page from the book “Deerproofing Your Yard and Garden” that shows the success of using opaque fencing. If deer can see through a fence and see food sources (plants) on the other side, you need an 8' fence to hinder them. If they cannot see through a fence (opaque), you can get by using a 6' fence.

In order to solve the problem and maintain the beauty of our neighborhood, I am proposing using 3 styles of fence on my property depending on the area. This would achieve the goals of securing the property from deer and providing aesthetic appeal for neighbors and myself:

- A. 8' deer fencing
- B. 6' opaque fencing
- C. 8' dual aluminum (see through) electric entry gates

I have included photos of each style of fence, a diagram of the placement of the fencing along with a separate sheet explaining length and distancing of each area of fencing as well.

I have had a property survey completed and had the surveyor stake the property lines and borders so we are assured on the proper placement of the fence. I have included a copy of the report for your review.

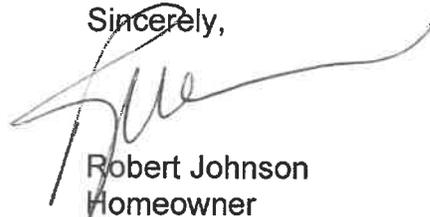
I am estimating that approximately 70% of the deer traffic comes on the backside of our property that is heavily wooded so I am proposing using a combination of an 8' deer fence along with a 6' decorative opaque fence in this area and just a 6' Opaque fence in the front areas of the property. I am also proposing installing an 8' aluminum, see-through dual electric gate at the entrance to my property.

The following enclosures are included with the proposal:

1. Property Plot Plan
2. Diagram of Access Easement granted to neighbor
3. Diagram of Proposed Fencing Placement
4. Photos of Heavily Wooded Areas on Property
5. Photos and diagram of proposed fence types
6. Page from "A Guide to Deer Management in Pennsylvania"
7. Page from book – "Deerproofing Your Yard and Garden"
8. Survey Report

I thank you for your consideration of this proposal as a solution to my problem.

Sincerely,

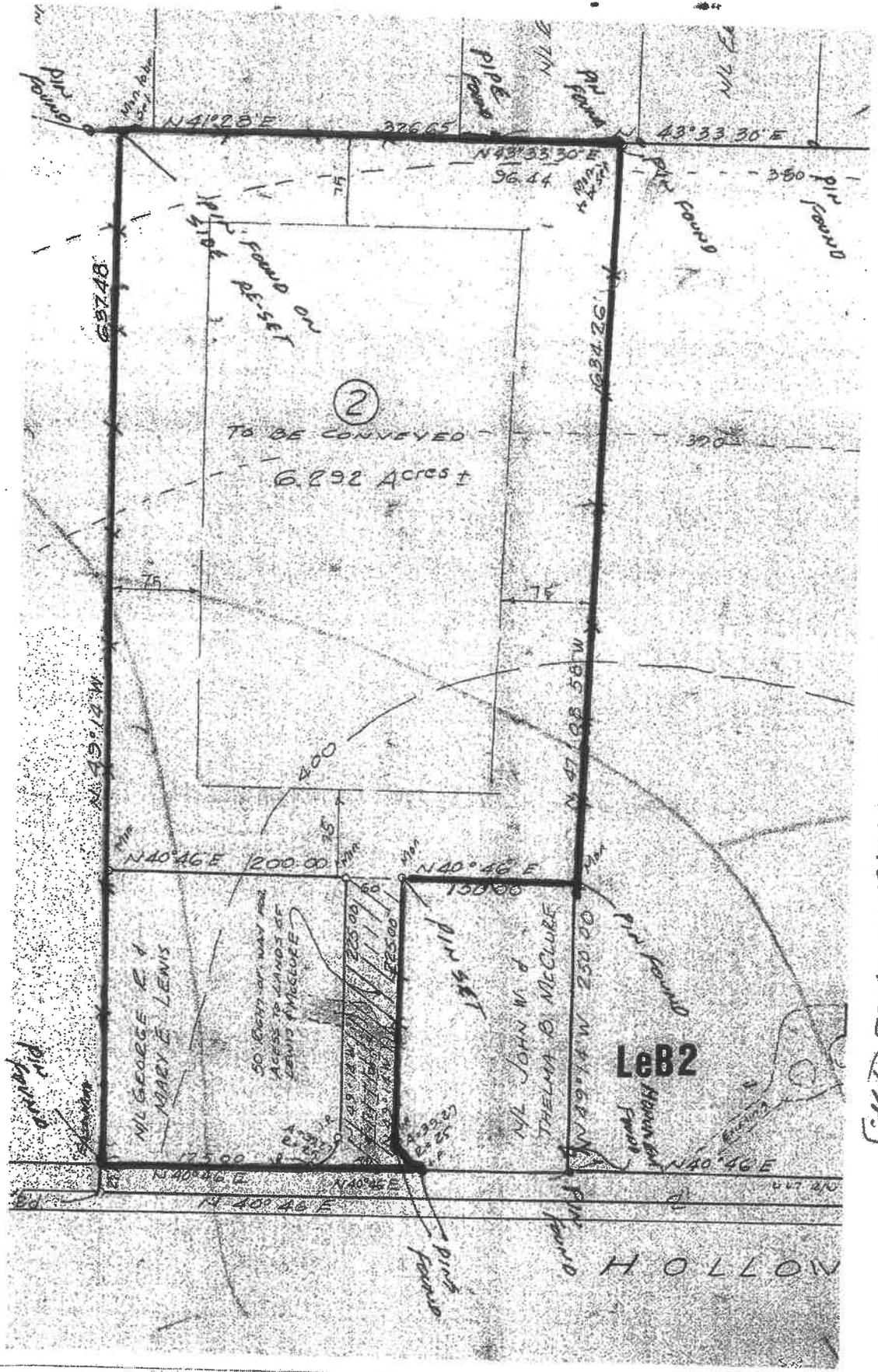


Robert Johnson
Homeowner

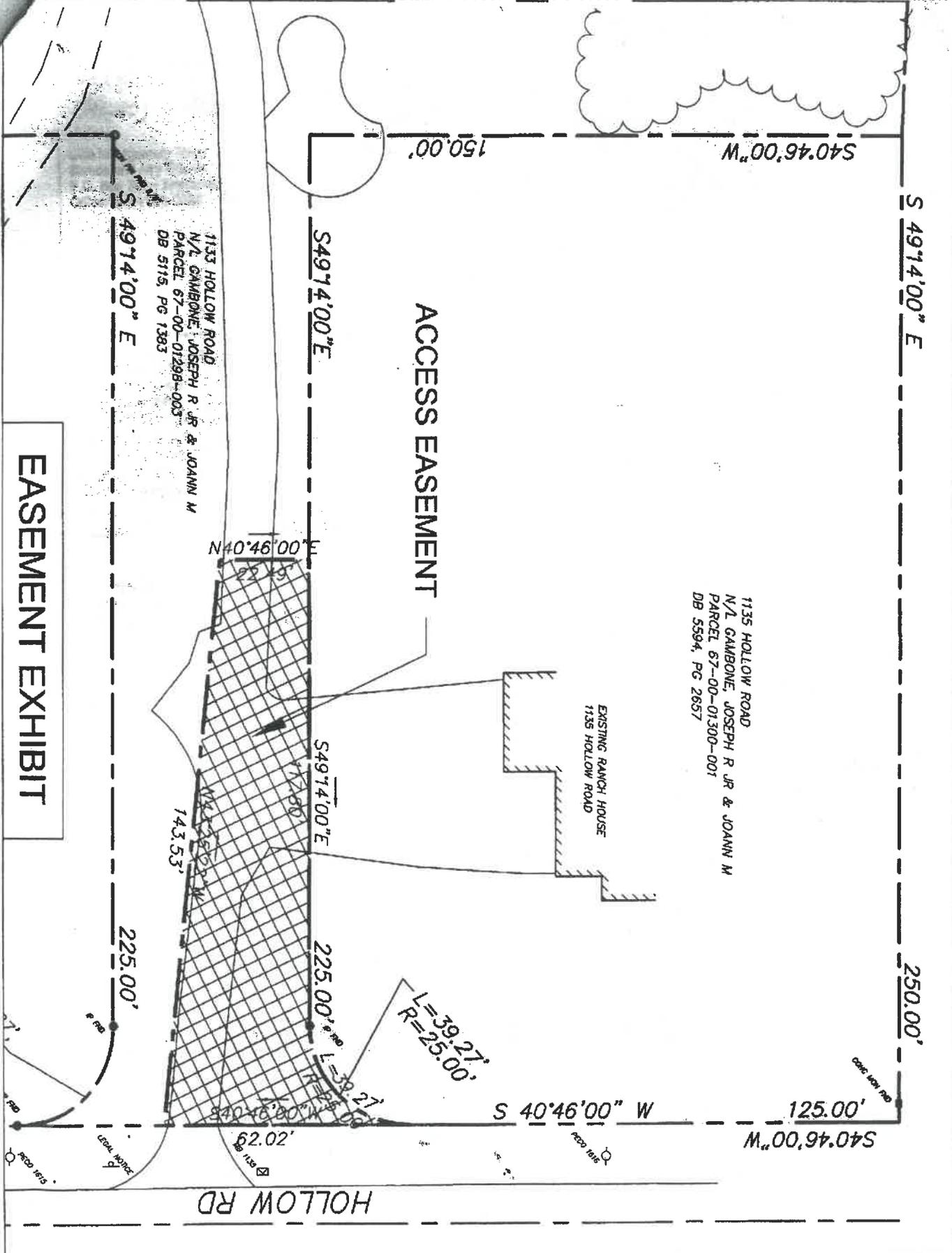
RAJ/SRJ
enclosures

SURVEY SKETCH 1133 HOLLOW ROAD 6/11/19

X = STAKES SET ON PROPERTY LINE (TWP)



495-500



EASEMENT EXHIBIT

ACCESS EASEMENT

1133 HOLLOW ROAD
 N/L GAMBONE, JOSEPH R JR & JOANN M
 PARCEL 67-00-01298-003
 DB 5115, PG 1383

1135 HOLLOW ROAD
 N/L GAMBONE, JOSEPH R JR & JOANN M
 PARCEL 67-00-01300-001
 DB 5594, PG 2657

EXISTING RANCH HOUSE
 1135 HOLLOW ROAD

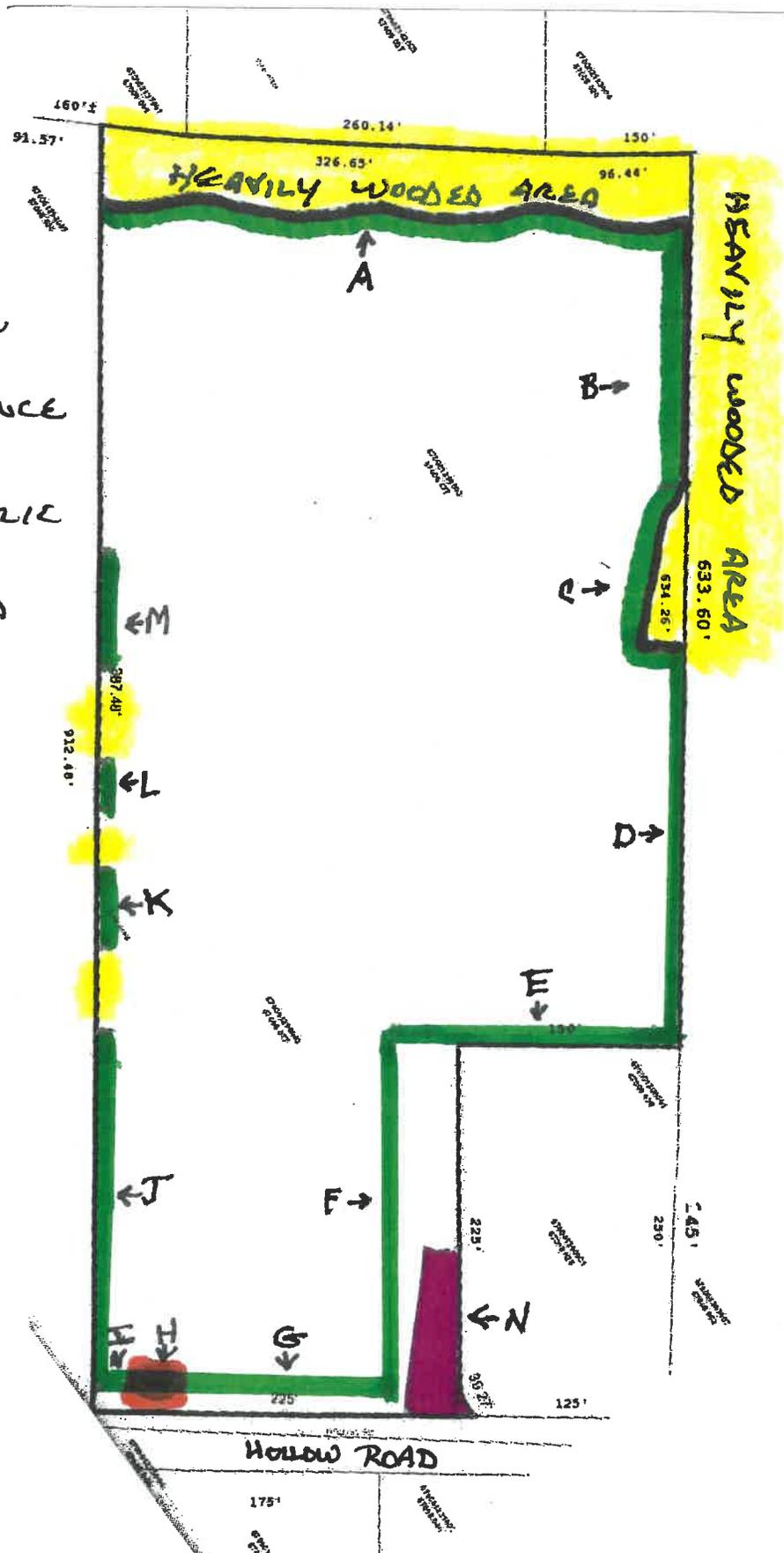
HOLLOW RD

EASEMENT GRANTED TO NEIGHBOR

PROPOSED FENCING PLACEMENT

1133 Hollow Road
 COLLEGEVILLE, PA 19426

- HEAVILY WOODED AREAS
- 8' DEER FENCE
- 6' OPAQUE FENCE
- 8' ALUMINUM DUAL ELECTRIC GATE
- EASEMENT AREA GRANTED TO NEIGHBOR



Proposed Fencing Placement Letter Explanations

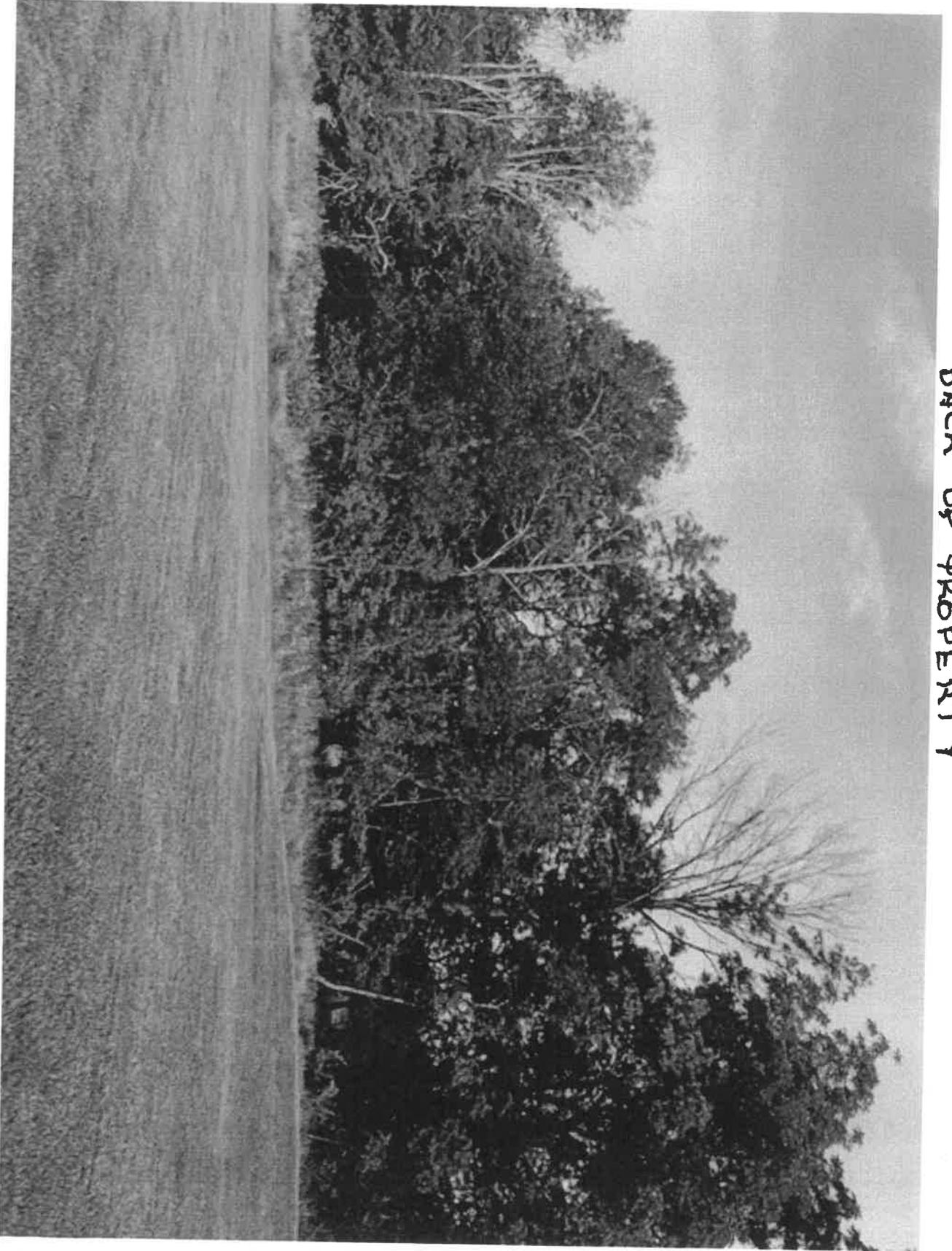
- A. 8' Black Deer Fence (445')** - Runs across back of property grass line in front of a wooded area anywhere from 59' to 65' away from back property line. This will run from the left border of the property where it will connect with our neighbor's deer fence to the right border of the property. This area is heavily wooded and will obscure the visibility of the fence.

6' Opaque Fence (445') – This will run in tandem in front of the 8' deer fence above from the back left property line to the right property line of the back property along the grass line.
- B. 8' Black Deer Fence (172')** - Runs in front of the property line that borders the heavily wooded area.

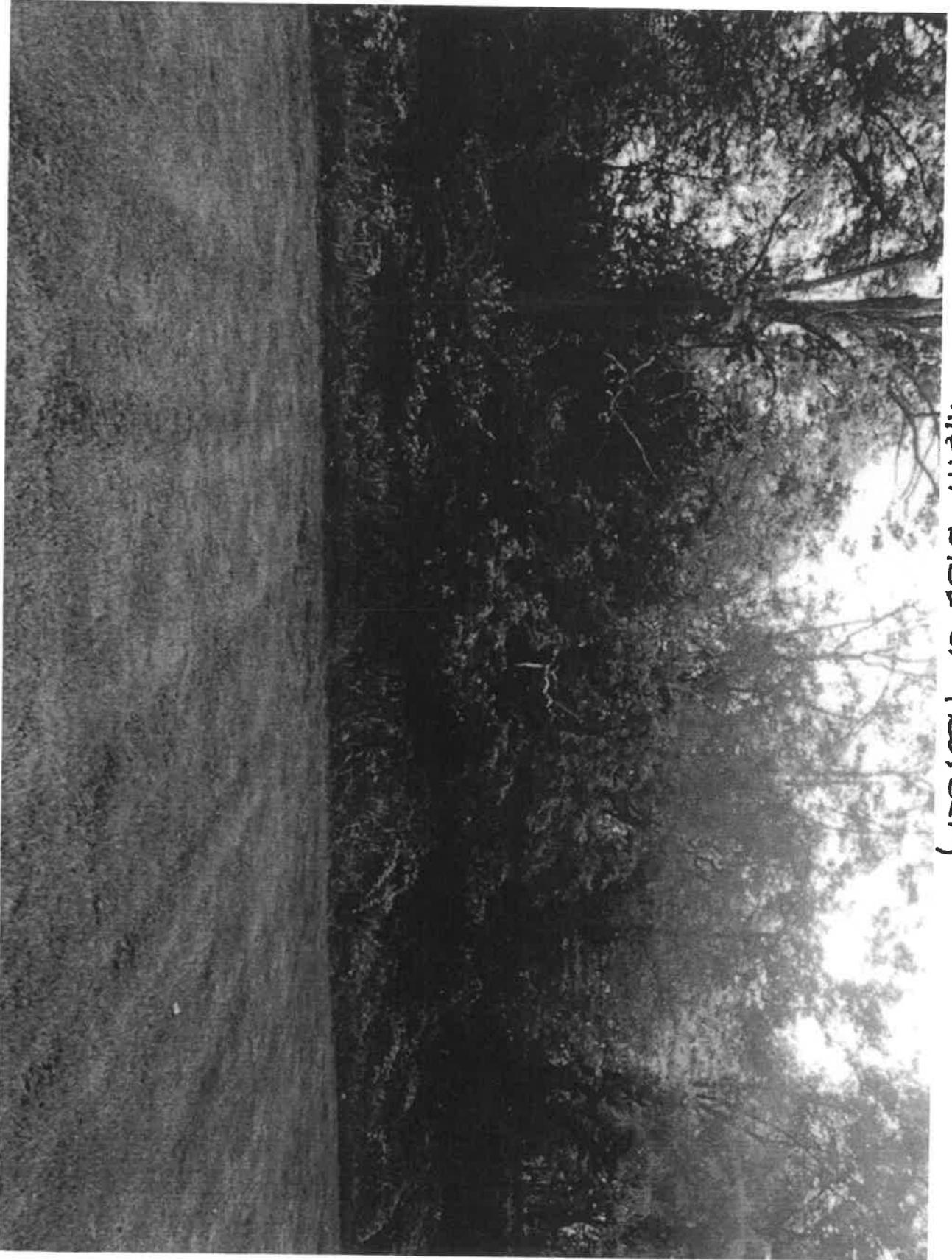
6' Opaque Fence (172') This will run in tandem in front of the 8' deer fence.
- C. 8' Deer Fence (158')** - Runs along grass line in front of a heavily wooded area. This starts in front of the property line on one side and ends at 29' from the property line

6' Opaque Fence (158') – Runs in tandem and in front of 8' deer fence.
- D. 6' Opaque Fence (273')** – Runs in front of property line.
- E. 6' Opaque Fence (198')** – Runs in front of property line.
- F. 6' Opaque Fence (238')** – Distance is anywhere from 9' to 43' from front neighbor's property due to shape of Easement.
- G. 6' Opaque Fence (114')** – 15' from front property line and 30' from road setback. New fence will replace existing post and rail fence.
- H. 8' Black Aluminum electric dual entry gate (22')** (see through). 15' from front property line and 30' from road setback.
- I. 6' Opaque Fence (37')** – 15' from front property line and 30' from road setback. New fence will replace existing post and rail fence. Will connect with left neighbor's front fence on property line.
- J. 6' Opaque Fence (240')** – Runs in front of property line and stops at wooded tree area between our two properties.
- K. 6' Opaque Fence (60')** – Runs in front of property line and stops at wooded tree area between our two properties.
- L. 6' Opaque Fence (24')** – Runs in front of property line and stops at wooded tree area between our two properties.
- M. 6' Opaque Fence (134')** – Runs in front of property line and stops at wooded tree area between our two properties.
- N. Easement** granted to our right neighbor to allow access to property

1133 HOLLOW ROAD
HEAVILY WOODED AREA
BACK OF PROPERTY



1133 HOLLOW KOB
HEAVILY WOODDED AREA
RIGHT SIDE OF PROPERTY



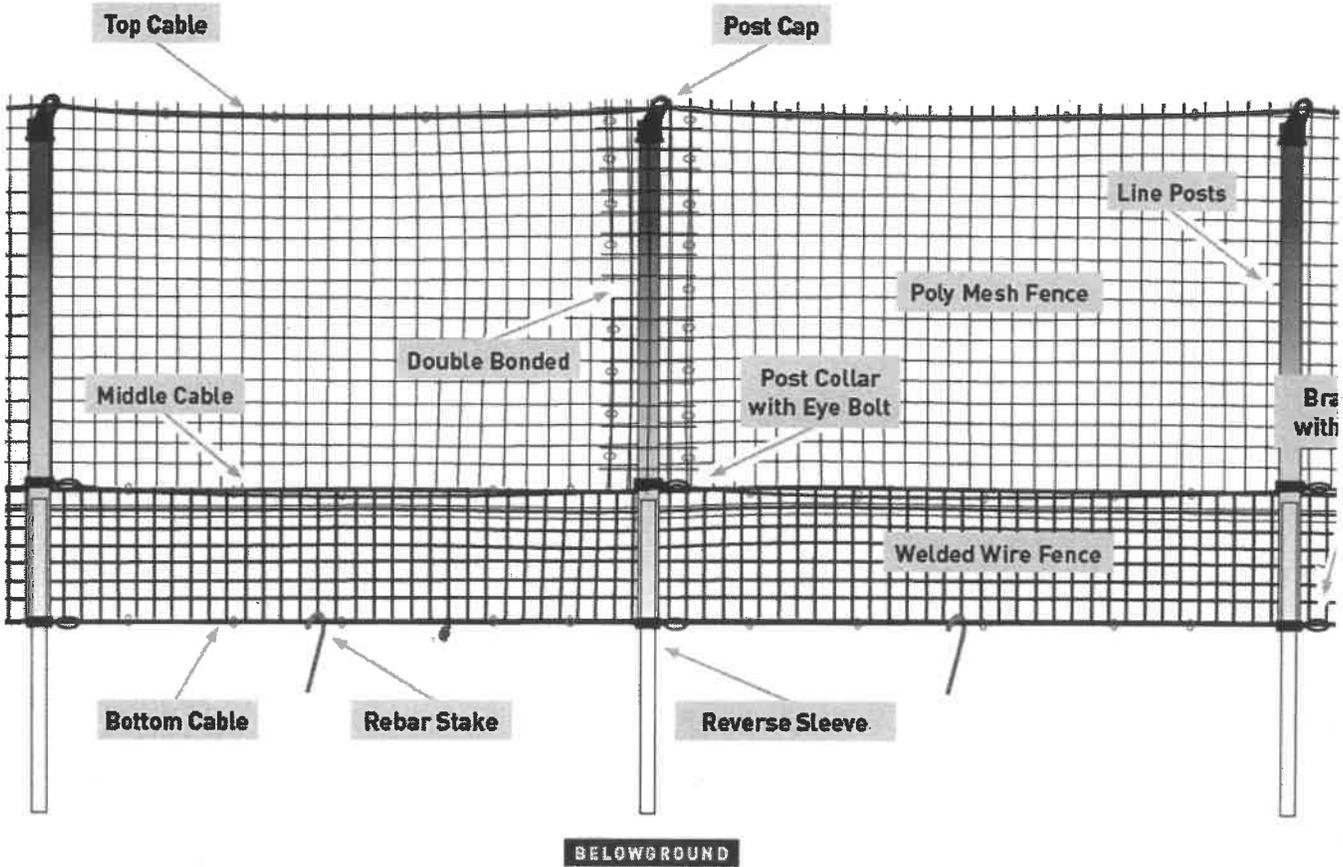


8'
DEER FENCING
BLACK





DEER FENCING BLACK



6'
OPAQUE FENCING
CREAM COLOR

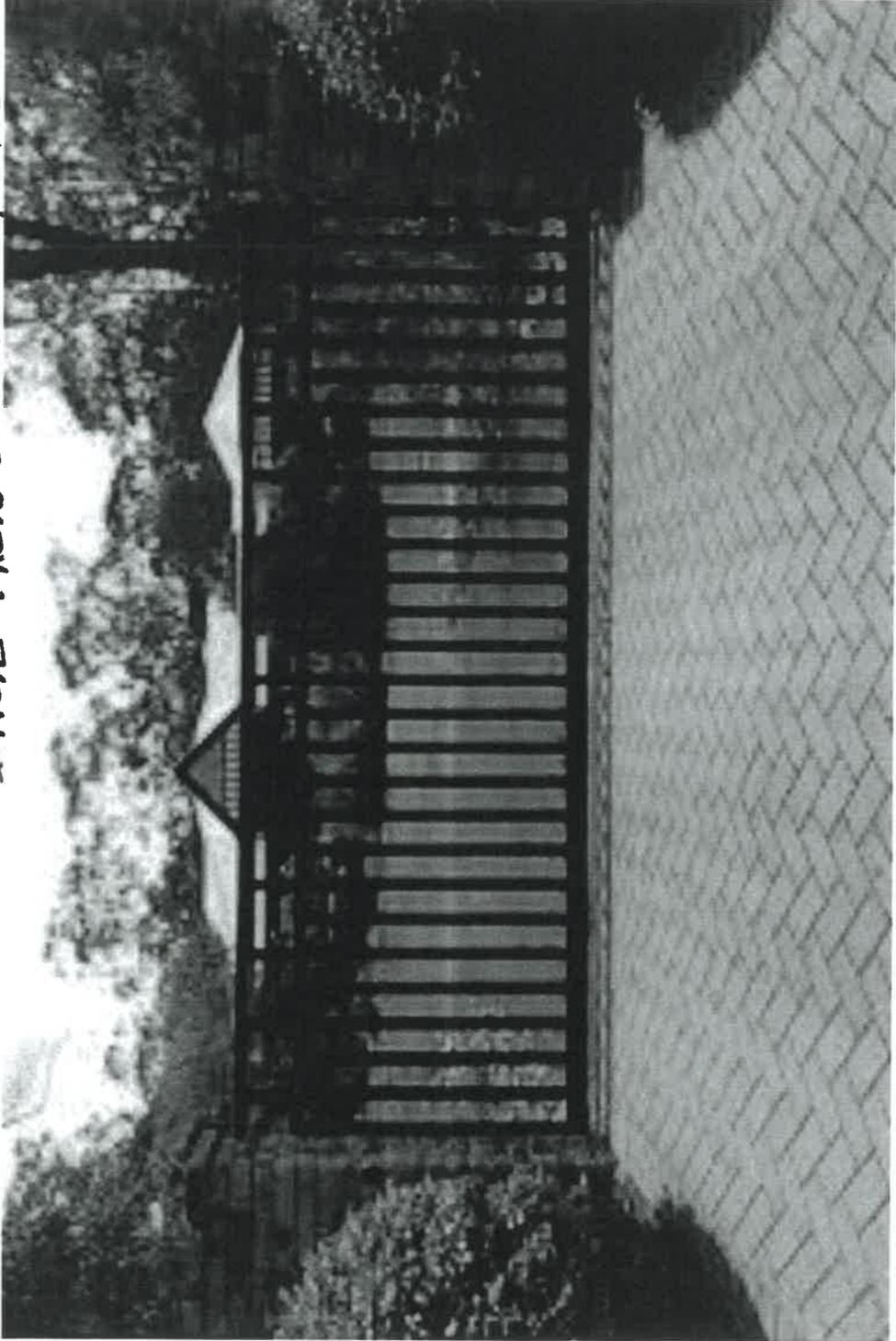


8'

ALUMINUM DUAL GATE ELECTRIC ENTRY GATE

BLACK

*NOTE: PHOTO SHOWS ONLY SINGLE GATE



A GUIDE TO COMMUNITY DEER MANAGEMENT IN PENNSYLVANIA

Version 2.4 May 2014

Pennsylvania Game Commission's Deer & Elk Section

www.pgc.state.pa.us

Fencing

Definition:

Construction of a physical or electric barrier to exclude or direct deer movements from an area

Barrier fencing (minimum 8-foot high; woven wire or individual wire cages 1.5-feet in diameter and 3-4-foot high; fine netting to cover shrubs and gardens; or any type of fencing that creates an obstacle to deer access)

Advantages:

1. a) Provides long term deer exclusion
2. b) Can be used for individual trees/shrubs/plants or large blocks
3. c) Performs well under intense deer pressure
4. d) Many options available

Disadvantages:

1. a) Expensive (\$5-7 per linear foot)
2. b) Regular maintenance is required
3. c) Changes aesthetics of area
4. d) Difficult to use across water gaps and flood plains
5. e) For large areas, deer must be removed from inside the fence
6. f) Local ordinances may restrict use

Application:

- a) Individual trees/plants/shrubs
- b) Orchards
- c) Nurseries
- d) Gardens or small plots
- e) Airports

Expectations for Success: a) High

NOTE: There were 8 Management Options mentioned in the article. Fencing was the only one rated as "HIGH" for expectations of success.

BY RHONDA MASSINGHAM HART

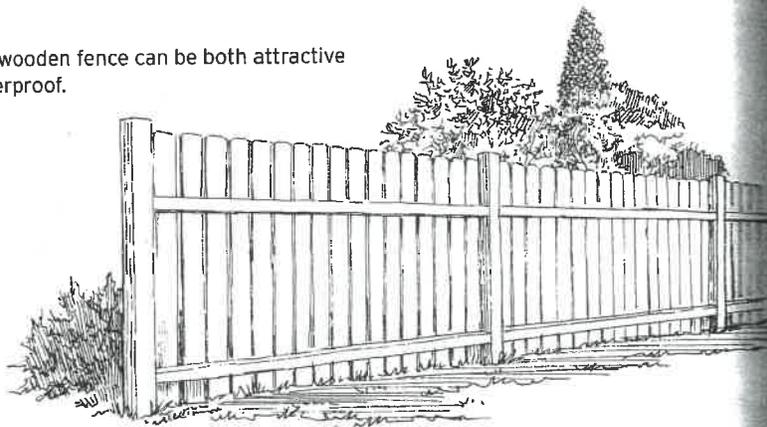
Pros and cons: Converting an existing fence eliminates wasting what is already there, which cuts the costs of construction considerably. Wood fences are easier to alter than steel, as steel must be bolted or welded. The original fence must be solid and stable. Don't try to extend a fence that has already outlived its usefulness.

Opaque Deer Fence

When is a five-foot-tall, single-width fence sufficient to keep deer on their own side? When they can't see over, through, or around it. Privacy fences look great and can take advantage of this simple principle. Just be sure that the fence has no gap, such as a loose gate or missing boards, which may invite the deer in.

Pros and cons: Solid fences can be constructed of various materials, from attractive cedar or redwood, to rough wood slabs, to leftover tags of sheet metal or fiberglass. The costs vary accordingly. Vinyl fencing, which never needs painting, comes in many prefab designs that make wonderful, attractive, long-lived garden fences, but at a premium price. Wooden fences offer the added benefit of attractive privacy, but if you define a beautiful fence as one that keeps out deer, any material will do. Be aware that using galvanized nails with cedar or redwood will cause discoloration and breakdown of the fence: Over time, the oils in these woods

A solid wooden fence can be both attractive and deerproof.



interact with the zinc color and deteriorate. more appealing, or can you know deer won't e

Prefab Deer Netting

The gardening market for deer control for setting has many advantages. Made from a varied background, landscape protection. Some are sturdier than others or attempts to climb structures are sufficient often recommended. According to Canada's most promising type of polyethylene mesh manufacturing

ACRE ENGINEERS and LAND SURVEYORS

MAILING ADDRESS: P. O. Box 600, Feasterville, PA 19053-0600

Voice: 215-752-2000 e-Mail: AcreSurvey@hotmail.com

SURVEY REPORT

TO: Johnson Family Trust

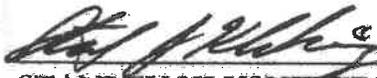
On June 8th and 11th, 2019 I completed a boundary survey of the premises described below. Property corners and lot lines were located and marked with permanent and temporary markers. This survey was made for the purpose of physically delineating property boundary lines. The responsibility for this survey is limited to the current matter and initial use for which it was made.

COUNTY PARCEL NUMBER 670001298003

PREMISES: 1133 Hollow Road
Collegeville, PA 19426
Worcester Township, Montgomery County, PA

ENCROACHMENTS: No encroachments were observed at the time of the Survey.

NOTATION: Found steel pins, stone, monuments and pipes at Property Corners or on Property Lines and on adjoining Property Corners. Set steel pins at corners where Pins or pipes were not found. Set wood stakes on Property Lines.


STANLEY KLUSKIEWICZ, P. L. S.

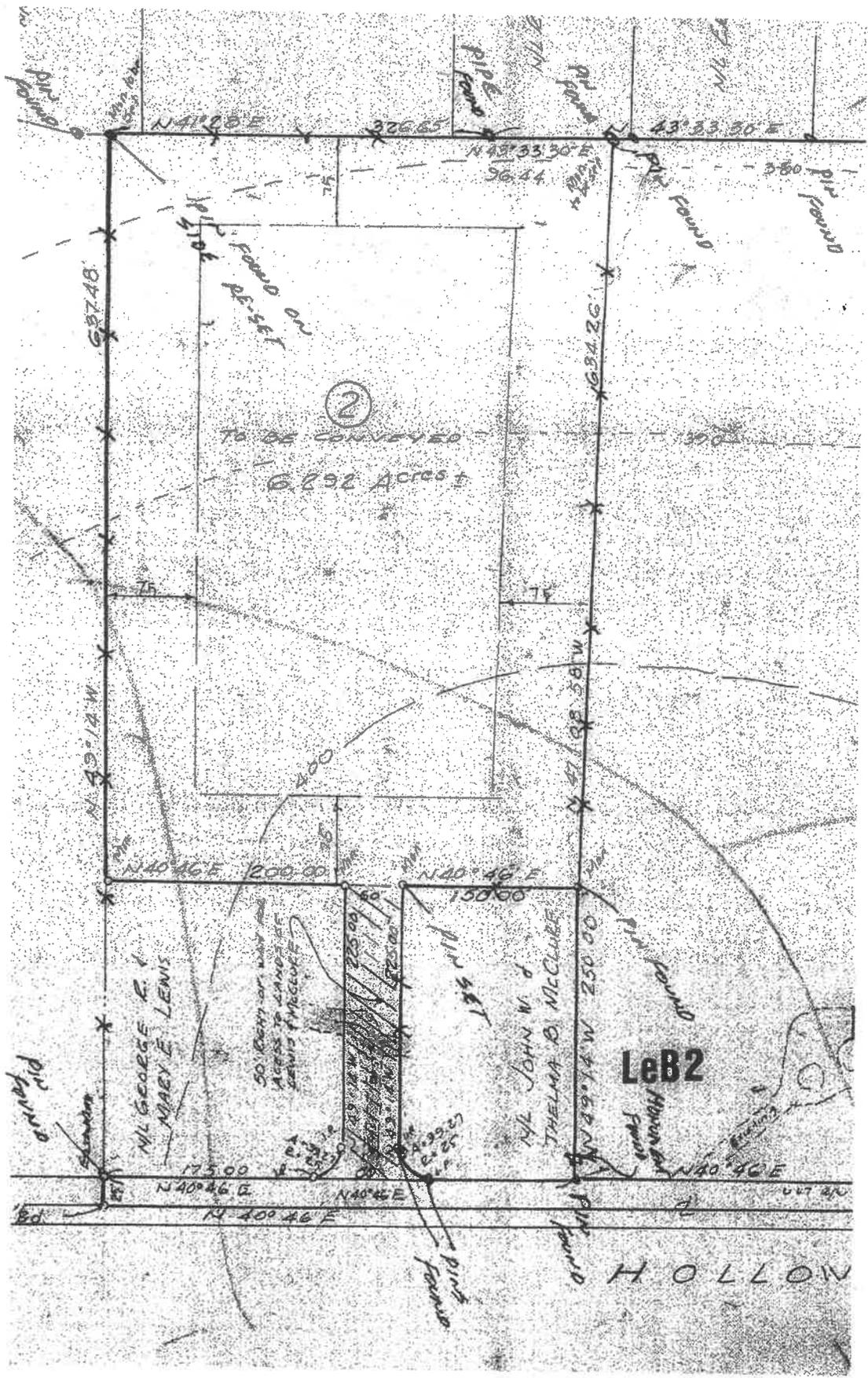


INFORMATION YOU SHOULD KNOW ABOUT THIS SURVEY:

- 1) Permanent markers are located at lot corners. Wooden stakes, marked "PROP. LINE," were set along property lines. You may string a line between corner markers and line stakes to see where the property line is located.
- 2) Markers on the front property line are located on the street right-of-way. The property owner has the responsibility to maintain the area between the edge of roadway and the front property line.
- 3) You can make survey markers easier to find in the future by encasing them in concrete or by installing a larger pipe around the pin or next to the stake. Corner markers are considered permanent and can be easily relocated and verified in the future without any additional protection. You may contact me to relocate and verify markers or reset a lost marker, or for additional services, without the expense of a complete resurvey. Additional charges may be incurred for services rendered.
- 4) Property is subject to easements and restrictions of record (refer to your Title Insurance Policy). It is recommended that all improvements be located entirely within property lines. Landscaping should be planted to allow for future growth.
- 5) This survey is based upon the deed description and the subdivision plan of record. No responsibility can be assumed for errors, revisions and/or changes not shown in these documents.

SURVEY SKETCH 1133 HOLLOW ROAD 6/11/19

X = STAKES SET ON PROPERTY CORNER (TYP.)



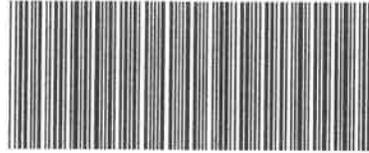
HOLLOW



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5862 PG 00537 to 00542.1
 INSTRUMENT # : 2013009077
 RECORDED DATE: 01/24/2013 02:45:41 PM



2858566-0014

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 01/22/2013
Reference Info:

Transaction #: 2814464 - 1 Doc(s)
Document Page Count: 5
Operator Id: dcane

RETURN TO: (Simplifile)
 Associates Land Transfer
 136 South Main Street
 North Wales, PA 19454
 (215) 699-1200

PAID BY:
 ASSOCIATES LAND TRANSFER

*** PROPERTY DATA:**

Parcel ID #: 67-00-01298-00-3
Address: 1131 HOLLOW RD

 WORCESTER PA
 19490
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT:
\$1,600,000.00

FEES / TAXES:

Recording Fee:Deed	\$78.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$16,000.00
Worcester Township RTT	\$8,000.00
Methacton School District RTT	\$8,000.00
Rejected Document Fee	\$10.00
Total:	\$32,095.50

DEED BK 5862 PG 00537 to 00542.1
 Recorded Date: 01/24/2013 02:45:41 PM

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



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared by and Return to:

Associates Land Transfer Company, LLC
 136 South Main Street
 Fax: 215-699-1537
 North Wales, PA 19454
 215-699-1200

File No. ALT11373

UPI # 67-00-01298-00-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 67-00-01298-00-3 WORCESTER TOWNSHIP
 1131 HOLLOW RD
 GAMBONE JOSEPH R JR & JOANN M
 B 008 L U 077 1108 01/24/2013

\$10.00
 LG

This Indenture, made the *21st* day of January, 2013,

Between

JOSEPH R. GAMBONE, JR. AND JOANN M. GAMBONE, HUSBAND AND WIFE

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

JOHNSON FAMILY TRUST DATED 10/16/2001

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

Witnesseth, that the said Grantors for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, **SITUATE** in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of lands of Richard W. Schafer, dated 10/21/1979, last revised 5/2/1980, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-40 page 9, as follows, to wit:

BEGINNING at a monument on the Northwesterly side of Hollow Road (which point is 25.00 feet, Northwest of the original centerline thereof, measured at right angles thereto), a corner of this and land of Sharon G. Corp., as shown on said Plan; thence extending North 49 degrees 14 minutes West along line of land of Sharon G. Corp. 887.48 feet to a monument in line of land of W. Powell Lord, as shown on said Plan; thence extending North 41 degrees 28 minutes East, 326.65 feet to a point; thence extending North 43 degrees 33 minutes 30 seconds East 96.44 feet to a monument, a corner of land of Richard W. and Margaret R. Schafer, as shown on said Plan; thence extending South 47 degrees 08 minutes 58 seconds East along line of land of Schafer 634.25 feet to a monument, a corner of land of John W. and Thelma B. McClure, as shown on said Plan; thence along line of land of McClure the next 3 courses and distances: (1) South 40 degrees 46 minutes West 150.00 feet; (2) South 49 degrees 14 minutes East 225.00 feet

to an iron pin, a point of curve, and (3) on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to an iron pin, a point of tangent on the aforesaid Northwesterly side of Hollow Road; thence extending South 40 degrees 46 minutes West along the said side of Hollow Road 275.00 feet to the first mentioned point and place of beginning.

BEING known as 1133 Hollow Road.

BEING Parcel No. 67-00-01298-00-3

BEING the same premises which George R. Lewis and Mary E. Lewis, husband and wife, by Indenture dated 4/29/1996 and recorded 5/20/1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5148 page 450, granted and conveyed unto Joseph R. Gambone, Jr., in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 2/28/2001 and recorded 3/16/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5353 page 619, granted and conveyed unto Joseph R. Gambone, Jr., Veronica Gambone and Louis D. Gambone, as tenants-in-common, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., Veronica Gambone, and Louis D. Gambone, by Indenture dated 10/17/2003 and recorded 11/28/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5483 page 1492, granted and conveyed unto Joseph R. Gambone, Jr., in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 6/15/1995 and recorded 6/19/1995 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5115 page 1383, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, husband and wife, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 9/1/2007 and recorded 10/9/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5667 page 2188, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, husband and wife, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr. and Joann M. Gambone, by Deed of Consolidation dated 4/8/2010 and recorded 4/9/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5763 page 1802, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, in fee.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

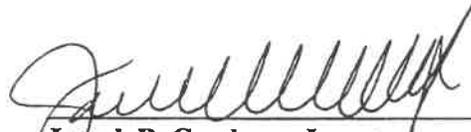
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

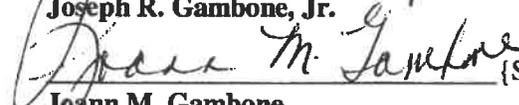
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

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

Sealed and Delibered
IN THE PRESENCE OF US:



Joseph R. Gambone, Jr. (SEAL)


Joann M. Gambone (SEAL)

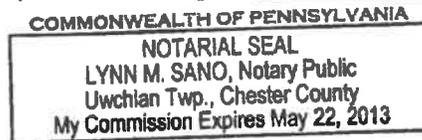
Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 27nd day of January, 2013, before me, the undersigned Notary Public, personally appeared Joseph R. Gambone, Jr. 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 hereunto set my hand and official seal.



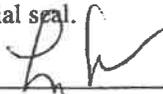
Notary Public
My commission expires _____



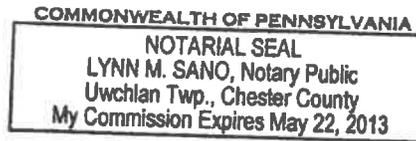
Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 27th day of January, 2013, before me, the undersigned Notary Public, personally appeared Joann M. Gambone, 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 hereunto set my hand and official seal.

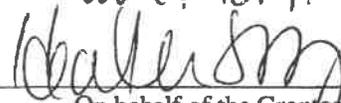


Notary Public
My commission expires _____



The precise residence and the complete post office address of the above-named Grantee is:

1133 Hollow Rd
Worcester PA 19490



On behalf of the Grantee

Deed

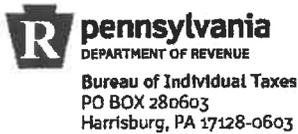
UPI # 67-00-01298-00-3

Joseph R. Gambone, Jr. and Joann M.
Gambone

TO

Johnson Family Trust Dated 10/16/2001

Associates Land Transfer Company, LLC
136 South Main Street
Fax: 215-699-1537
North Wales, PA 19454
Phone 215-699-1200 Fax 215-699-1537



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid \$16,000.00

Book Number 5862

Page Number 00537

Date Recorded 01/24/2013 02:45:41 PM

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 Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name: **Associates Land Transfer Company, LLC** Telephone Number: **(215) 699-1200**
Mailing Address: **136 South Main Street, Fax: 215-699-1537** City: **North Wales** State: **PA** ZIP Code: **19454**

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Joseph R. Gambone, Jr. and Joann M. Gambone

Mailing Address
206 Bridle Path Road

City: **East Norriton** State: **PA** ZIP Code: **19403**

C. Date of Acceptance of Document 1/23/2013

Grantee(s)/Lessee(s)
Johnson Family Trust Dated 10/16/2001

Mailing Address
1131-33 Hollow Road

City: **Norristown** State: **PA** ZIP Code: **19403**

D. REAL ESTATE LOCATION

Street Address
1131-33 Hollow Road

City, Township, Borough
Worcester Township

County: **Montgomery** School District: **Methacton** Tax Parcel Number: **67-00-01298-00-3**

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1,600,000.00	2. Other Consideration + 0.00	3. Total Consideration = 1,600,000.00
4. County Assessed Value 627,520.00	5. Common Level Ratio Factor X 1.61	6. Fair Market Value = 1,010,307.20

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
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Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
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.) _____

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

Associates Land Transfer Company, LLC, By:

January 23, 2013

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