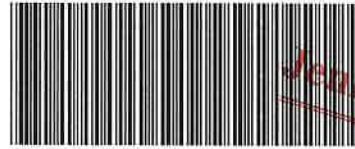




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6160 PG 01892 to 01896
INSTRUMENT # : 2019080025
RECORDED DATE: 11/07/2019 09:08:41 AM



5693509-0020

FEB 26 2021

Jenkintown Borough

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 10/31/2019
Reference Info:

Transaction #: 5940585 - 3 Doc(s)
Document Page Count: 4
Operator Id: msanabia

RETURN TO: (Simplifile)
Land Services USA (Media)
602 E Baltimore Pike
Media, PA 19063
(610) 566-1335

PAID BY:
LAND SERVICES USA MEDIA

*** PROPERTY DATA:**

Parcel ID #:	10-00-01896-01-1	10-00-01896-00-2
Address:	821 HOMESTEAD RD	821 HOMESTEAD RD
	JENKINTOWN PA	JENKINTOWN PA
	19046	19046
Municipality:	Jenkintown Borough (100%)	Jenkintown Borough (0%)
School District:	Jenkintown	Jenkintown

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,385,000.00

DEED BK 6160 PG 01892 to 01896
Recorded Date: 11/07/2019 09:08:41 AM

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Parcels Fee	\$15.00
Affordable Housing Parcels	\$0.50
State RTT	\$13,850.00
Jenkintown Borough RTT	\$6,925.00
Jenkintown School District RTT	\$6,925.00
Total:	\$27,802.25

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



Jeanne Sorg
Recorder of Deeds

Rev1 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 INFORMATION

Prepared by and Return to:

Land Services USA, Inc.
602 E. Baltimore Pike
Suite 100
Media, PA 19063

File No. PACLT19-3434AC

UPI # 10-00-01896-01-1; 10-00-01896-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
10-00-01896-01-1 JENKINTOWN BOROUGH
821 HOMESTEAD RD
CHURCH OF OUR SAVIOUR \$15.00
B 007 L U 007 5000 11/04/2019 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
10-00-01896-00-2 JENKINTOWN BOROUGH
821 HOMESTEAD RD
CHURCH OF OUR SAVIOUR \$15.00
B 007 L U 007 5901 11/04/2019 JG

This Indenture, made the 31st day of October, 2019

Between

**THE RECTOR, CHURCH WARDENS AND VESTRYMEN OF THE CHURCH
OF OUR SAVIOR**

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

MIDGARD PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Three Hundred Eighty-Five Thousand And 00/100 Dollars (\$1,385,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground, situate in Jenkintown Borough, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Boundary and Location Survey prepared by Ruggiero Plante Land Design dated October 29, 2019, as follows, to wit:

BEGINNING at the point of intersection of the Northerly line of Homestead Road (40-foot wide Right-of-Way) and the Easterly line of Old York Road (SR0611, 60-foot wide Right-of-Way), from said point of BEGINNING; thence

1. Extending North 05°11'30" East, along the said Easterly line of Old York Road, a distance of 258.130 feet to a point; thence
2. Extending North 86°12'00" East, along the line of lands now or formerly Jenkintown Group Holdings, LLC, a distance of 340.386 feet to an Iron Pin Found; thence
3. Extending South 00°54'00" West, along the line of lands now or formerly Steuber and lands now or formerly of Giocca, a distance of 205.040 feet to an Iron Pin Found on the said Northerly line of Homestead Road; thence

4. Extending South 78°17'00" West, along the said Northerly line of Homestead Road, a distance of 367.431 feet to the first mentioned point and place of BEGINNING.

CONTAINING: 80,151 square feet of land (1.84 acres).

BEING Tax Parcel Nos.: 10-00-01896-00-2 and 10-00-01896-01-1.

BEING the same premises which William H. Newbold and Calebina E., his wife by Deed dated 8/25/1858 and recorded 4/27/1860 in Montgomery County in Deed Book 119 page 143 granted and conveyed unto The Rector, Church Wardens and Vestrymen of the Church of Our Savior, in fee.

AND BEING the same premises which John L. Reese by Deed dated 7/21/1860 and recorded 8/17/1860 in Montgomery County in Deed Book 121 page 55, conveyed unto The Rector, Church Wardens and Vestrymen of the Church of Our Savior, in fee.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, 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 Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the Grantor has caused this Indenture to be duly executed on the day and year first above written.

ATTEST:

THE RECTOR, CHURCH WARDENS AND
VESTRYMEN OF THE CHURCH OF OUR
SAVIOR

{SEAL}


By:


Ann Petrucci
Accounting Warden

Commonwealth of Pennsylvania } ss
County of Delaware

AND NOW, this 31st day of October, 2019, before me, the undersigned Notary Public, appeared Ann Petrucci, who acknowledged herself to be the Accounting Warden (title) of The Rector, Church Wardens and Vestrymen of the Church of Our Savior, a non-profit corporation, and she, as such Accounting Warden (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the non-profit corporation by herself as Accounting Warden (title).


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


Notary Public
My commission expires 12-12-20

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

P.O. Box 2211

Jenkintown, PA 19046


On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

KAREN A. BROWN, Notary Public
Nether Providence Twp., Delaware County
My Commission Expires December 12, 2020

Deed

UPI # 10-00-01896-01-1; 10-00-01896-00-2

The Rector, Church Wardens and Vestrymen
of the Church of Our Savior

TO

Midgard Properties, LP, a Pennsylvania
limited partnership

Land Services USA, Inc.
602 E. Baltimore Pike
Suite 100
Media, PA 19063