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Return to: Prepared by:
Manito Abstract Company, Inc.
100 West Market Street
West Chester, PA 19382
(610) 436-4767
78696-M ✓
UPI # 63-1-16 and 63-1-17 ✓



THIS DEED, made this 25TH day of September, 2020

BETWEEN, Dale N Krapf and Elizabeth B. Barr, husband and wife, (hereinafter called the "Grantors") of the one part, and David Shawn Koberg and Kathleen Halligan Koberg, husband and wife, (hereinafter called the "Grantees"), of the other part.

WITNESSETH, That in consideration of Two Hundred Forty Thousand ... (\$240,000.00) ... and 00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, tenants by entireties.

"Premises A"

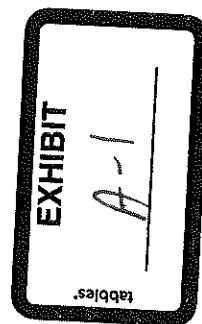
ALL THAT CERTAIN LOT OR TRACT of land, situate in Pocopson Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING in the middle of Brandywine Creek, a corner of land now or late of Elwood Hoopes; thence by the same North 25 degrees East forty-three and four tenths (43.4) perches to a stone, a corner of land now or late of Emmor Seeds; thence by the same North 27 1/2 degrees West forty-eight and seven tenths (48.7) perches to a stone; thence by land now or late of Ebenezer Worth, Jr., South 64 degrees West fifty eight (58) perches to the middle of Brandywine Creek; thence down the middle of the same the 9 following courses and distances: South 4 degrees West one and five tenths (1.5) perches; South 14 degrees West twenty-eight (28) perches; South 24 degrees East twenty (20) perches; South 55 degrees East ten (10) perches; North 88 1/2 degrees East seven (7) perches; North 57 degrees East eight (8) perches; North 6 degrees West five (5) perches; North 82 degrees East fourteen and four-tenths (14.4) perches; and South 53 degrees East twenty-three (23) perches to the place of beginning.

Containing 26 acres 44 square perches, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN parcel of land SITUATE in Pocopson Township, Chester County being shown as UPI no. 63-1-19 on Exhibit for Norcini & T.A.G. Builders dated 10-24-2005 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, attached hereto as Exhibit "A" and being more fully described as follows:

BEGINNING at a corner in common of UPI no. 63-1-19 and UPI no. 63-1-20.1 on the centerline of North Wawaset Road; thence from the point of beginning, along said centerline, the following ten (10) courses and distances: (1) North 48 degrees 41 minutes 13 seconds West 20.00 feet to a point of curvature; (2) along a curve to the right having a radius of 1,000.00 feet, an arc length of



87.40 feet, and a chord bearing North 46 degrees 10 minutes 59 seconds West 87.38 feet to a point of tangency; (3) North 43 degrees 40 minutes 45 seconds West 72.24 feet to a point of curvature; (4) along a curve to the right having a radius of 400.00 feet, an arc length of 169.92 feet, and a chord bearing North 31 degrees 30 minutes 34 seconds West 168.65 feet to a point of tangency; (5) North 19 degrees 20 minutes 23 seconds West 195.65 feet to a point of curvature; along a curve to the right having a radius of 1,000.00 feet, an arc length of 122.74 feet, and a chord bearing North 15 degrees 49 minutes 24 seconds West 122.66 feet to a point of tangency; North 12 degrees 18 minutes 25 seconds West 160.78 feet to a point of curvature; (8) along a curve to the left having a radius of 200.00 feet, an arc length of 83.86 feet, and a chord bearing North 24 degrees 19 minutes 06 seconds West 83.24 feet to a point of tangency; (9) North 36 degrees 19 minutes 47 seconds West 124.55 feet to a point of curvature; (10) along a curve to the right having a radius of 500.00 feet, an arc length of 97.38 feet, and a chord bearing North 30 degrees 45 minutes 00 seconds West 97.23 feet; thence leaving said title line, along lands now or late of Fred and Linda C. Berkobin, North 62 degrees 15 minutes 40 seconds East 347.95 feet to a limestone (found), a corner of lands now or late of the Athelstan Neville Trust, a point on the common line between Pocopson and East Bradford Townships; thence along said lands of the Athelstan Neville Trust, along said township line, South 28 degrees 24 minutes 17 seconds East 816.00 feet to a limestone (found), a corner of other lands now or late of the Athelstan Neville Trust; thence along said lands of the Athelstan Neville Trust, South 23 degrees 38 minutes 41 seconds West 473.09 feet to the point of beginning; and CONTAINING 8.549 acres of land, be the same, more or less.

"Premises B"

ALL THAT CERTAIN MESSAGE AND TRACT OF LAND, situate in Pocopson Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING in the middle of Brandywine Creek a corner of land now or late of Elwood Hoopes; thence down the creek by said land South 47 degrees East thirteen and six tenths (13.6) perches; thence leaving the Creek South 24 1/2 degrees West fourteen and five tenths (14.5) perches to the middle of the State Road east of the bridge; thence along said road North 63 1/2 degrees West thirty four (34) perches, and North 73 1/4 degrees West twenty-five (25) perches to a stone, a corner of land now or late of Jesse Webb; thence by the same North 7 1/4 degrees East through a large beech tree ten (10) perches to the middle of said Creek; thence down the same the several courses thereof about fifty seven (57) perches to the place of beginning. Containing 7 acres, 60 square perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT/THOSE CERTAIN TRACT(S) OR PARCEL(S) of land conveyed unto the Commonwealth of Pennsylvania in lieu of condemnation of said land for use as a highway, by William M. D. Bryant and Joan N. Bryant, h/w, by Deeds recorded in Book 791 Page 17, and in Book 1286 Page 380

BEING Chester County UPI 63-1-16

ALL THAT CERTAIN parcel of land situate in Pocopson Township, Chester County,



Pennsylvania, known as Tax Parcel 63-1-17, and bounded and described as follows:

BEGINNING at a point in the centerline of Wawaset Road upon the lands of the grantor herein and adjoining that now or formerly owned by Henry C. Baldwin, thence South 63 degrees 15 minutes West a distance of 142 feet to the edge of the west branch of the Brandywine Creek; thence down the eastern bank of the same the several courses thereof a distance of 1,547.7 feet; thence South 62 degrees West 33 feet to the middle of said creek; thence down the middle of same South 4 degrees West a distance of 432 feet to a corner of land now or late of Dr. John L. Warner; thence by the same and others North 64 degrees 07 minutes East a distance of 550 feet to the center line of said road; thence along the centerline thereof North 16 degrees 58 minutes East a distance of 343.3 feet to a point; thence North 19 degrees 10 minutes East 231.5 feet to a point; thence within said road North 17 degrees 15 minutes North 66/4 feet; thence in and along the same North 07 degrees 53 minutes West 234 feet; thence in same North 35 degrees 18 minutes West 227 feet; thence North 29 degrees 47 minutes West 168 feet; thence North 25 degrees 55 minutes West the distance of 455 feet into the point and place of beginning.

CONTAINING 15 acres, be the same more or less.

BEING Chester County UPI 63-1-17

BEING the same premises which E. Barnard Baily and Jane B. Baily, husband and wife by Deed dated March 21, 2017 and recorded April 3, 2017 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 9517 page 370, granted and conveyed unto Dale N. Krapf, in fee.

AND BEING the same premises which Dale N. Krapf by Indenture bearing date January 29, 2020 and recorded January 31, 2020 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 10094 page 753, granted and conveyed unto Dale N. Krapf and Elizabeth B. Barr, husband and wife, in fee.

AND the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors SHALL and WILL by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.



IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Witness

Dale N. Krapf (SEAL)
Dale N Krapf

Witness

Elizabeth B. Barr (SEAL)
Elizabeth B. Barr

Commonwealth of Pennsylvania

County of Chester

On this 25th day of September, 2020, before me, the undersigned officer, personally appeared Dale N Krapf and Elizabeth B. Barr, husband and wife, , 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.

The address of the Grantees is:
825 Brinton's Bridge Road
West Chester, PA 19382

Shawn McGlinchey
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Shawn McGlinchey, Notary Public
Chester County
My commission expires October 7, 2023
Commission number 1265003
Member, Pennsylvania Association of Notaries

On behalf of the grantees:

David Shawn Koberg
David Shawn Koberg