

Fee Simple/Trustees' Deed

This Indenture Made this 23rd day of January 1922

Between CARLTON G. LESLIE, Executor of the Estate of HAROLD L. LESLIE late of the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, deceased (hereinafter called the Grantor), AND CARLTON G. LESLIE, of the Township of New Britain, aforesaid (hereinafter called the Grantee).

Witnesseth That the said Grantor for and in consideration of the sum of One Dollar

lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns.

ALL THAT CERTAIN tract of land, situate in the Township of New Britain, County of Bucks, and Commonwealth of Pennsylvania, shown as Lot #1 of a final plan of lands of Harold L. Leslie, final revision date 6 April, 1926, recorded in Plan Book 151 - Page 19, said plan prepared by Edward B. Blumrick, Registered Land Surveyor, bounded and described as follows:

BEGINNING at a point on the southeasterly side of New Galena Road (proposed 80 feet wide) (widened to 40 feet from the center line at this location) being a corner of lands now or late of Anderson, said point being located approximately 683 feet from Linekiln Road;

- (1) Thence along the southeasterly side of New Galena Road, parallel to and 40 feet from the center line thereof North 41 degrees 32 minutes East - 449.32 feet to an angle point.
(2) Thence still along the same North 41 degrees 42 minutes 30 seconds East - 177.76 feet to a point, a corner of lands now or late of J.P. Dunn.
(3) Thence along the same South 53 degrees 00 minutes 30 seconds East - 580.83 feet to a point, a corner.
(4) Thence still along the same North 31 degrees 59 minutes 30 seconds East - 179.31 feet to a point, a corner of Lot #2 as shown on the above-mentioned plan.
(5) Thence along the same South 58 degrees 00 minutes 30 seconds East - 695.88 feet to a point.
(6) Thence South 12 degrees 20 minutes West - 93.05 feet to a point, near a creek, a corner of lands now or late of Pfeiffer.
(7) Thence along the same North 85 degrees 14 minutes 30 seconds West - 295.69 feet to a point, a corner of lands now or late of Robert Mitchell.
(8) Thence along the same North 55 degrees 44 minutes 34 seconds West 210.00 feet to a point, a corner.
(9) Thence still along the same and lands now or late of Russell Highland South 89 degrees 09 minutes 40 seconds West - 509.38 feet to a point, a corner of lands now or late of Robert McCandless.
(10) Thence along the same North 54 degrees 41 minutes 10 seconds West - 131.92 feet to a point, a corner.

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- (11) Thence still along the same South 55 degrees 21 minutes 52 seconds West - 284.87 feet to a point, a corner of lands of Anderson, aforementioned.
- (12) Thence along the same North 58 degrees 40 minutes West - 264.83 feet to the first mentioned point and place of BEGINNING.

CONTAINING 9.967 acres of land, more or less (behind the dedicated right-of-way).

BEING as to part the same premises which Jane A. Carlin, Administratrix of the Estate of Andrew Anderson, deceased, by Indenture bearing date the 10th day of November A.D. 1965 and recorded in the Office of the Recorder of Deeds in Bucks County in Deed Book 1815 page 281 granted and conveyed unto Harold L. Leslie.

BEING as to part the same premises which Frank E. Rodgers and Margaret W., his wife, by Indenture bearing date the 15th day of May A.D. 1967 and recorded in the Office of the Recorder of Deeds in Bucks County in Deed Book 1862 page 710 granted and conveyed unto Harold L. Leslie.

AND the said Harold L. Leslie, being so thereof seized, died on the 21st day of November, A.D. 1989, a resident of Bucks County, Pennsylvania, having first made his last will and testament dated May 19, 1972 and filed in the Register of Wills Office in and for the County of Bucks, on the 27th day of December, 1989, whereas under Articles I and II thereof, all of decedent's tangible property, including real property, was specifically devised unto his son and sole heir, Carlton G. Leslie, the Grantee herein. AND on the 27th day of December, 1989, Letters Testamentary were granted unto Carlton G. Leslie, by the Register of Wills of Bucks County. A petition was filed in the Orphan's Court of Bucks County for leave to distribute the above designated lot to Carlton G. Leslie pursuant to Articles I and II of Harold Leslie's Will and has been approved by the Court under its order dated the 2nd day of April, 1991, all as in and by the said will and the records of the Register of Wills and Clerk of the Orphan's Court, recourse thereunto being had appeared.

Under and subject to rights granted to Philadelphia Electric Company and the Bell Telephone Company as recorded in Deed Book 638, page 122, and Deed Book 995, page 190.

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Together with all and singular the building 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 any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

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

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TAX EXEMPT \$0.00
CA \$0.00

COPY

(SPECIAL WARRANTY)

And the said Grantor, for himself, his heirs, executors and assigns does by these presents, covenant, grant and agree, to and with the said Grantee his heirs and Assigns, that he the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, his heirs and Assigns, against him the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEES' WARRANTY)

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

William L. ...

Carlton G. Leslie, Ex.
Carlton G. Leslie, Executor of the
Estate of Harold L. Leslie, deceased

478 2389

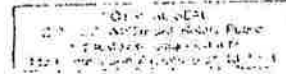
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF) SS.

On this, the 23rd day of January, A.D. 1992, before me,
the undersigned officer, personally appeared Carlton G. Leslie
known to me (or satisfactorily proven) to be the person whose name
instrument, and acknowledged that he executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Angie C. Wineski

Notary Public

My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF) SS.

On this, the _____ day of _____, A.D. 19____, before me,
the undersigned officer, personally appeared _____
himself (herself) to be the _____ of _____
a corporation and that he as such _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as _____
In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

COPY

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RECORDED

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RECORDED

DECED

Carlton G. Leslie
Executor of the
Estate of Harold L. Leslie,
deceased

TO

Carlton G. Leslie

Premises: Tax Map #26-3-136-3
New Galena Road
New Britain Township
Bucks County, PA

1992 JUN 11 A 9:12

RECORDED

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26003136-003



The address of the above-named Grantee

is Carlton G. Leslie
614 New Galena Road
Chalfont, PA 18914
On behalf of the Grantee

CLT-2896