

Prepared by and Return to:
Michael J. Sangemino, Esquire
933 South High Street
First Floor North
West Chester, PA 19382
UPI # 22-3-25.3



DEED ONLY, NO TITLE SEARCH

This Deed is a transfer to a revocable living trust and is therefore exempt from Pennsylvania Realty Transfer Tax

THIS DEED, made this 26th day of JUNE, 2017,

BETWEEN: JANICE V. HOHLEFELDER (hereinafter called the "Grantor"), of the one part,

- AND -

**JANICE V. HOHLEFELDER, TRUSTEE OF THE JANICE V. HOHLEFELDER
REVOCABLE LIVING TRUST U/A DTD MARCH 6, 2017,**
(hereinafter called the "Grantee"), of the other part,

WITNESSETH That in consideration of ONE DOLLAR and 00/100 (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantee, her heirs and assigns, as a tenant in common.

ALL THAT CERTAIN tract of land SITUATE along the said of Reservoir Road in Honeybrook Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan by Howard H. Rank, Surveyor, dated January 30, 1971, as follows to wit:

BEGINNING at the Northwest corner thereof, a point in the middle of Reservoir Road and being a corner of Lot Number 1 located a distance of 213 feet Eastward from a corner between lands of Morris Zook, Jr. And William Keehn; thence extending along in said road North 76 degrees 22 minutes East 200 feet to a point in the road; thence leaving the road and extending by Lot Number 3 South 1 degree 16 minutes East 797.40 feet to an iron pin; thence by other land of Morris Zook, Jr., South 71 degrees 11 minutes West 198 feet to an iron pin, a corner of Lot Number 1; thence extending along by Lot Number 1, North 1 degree 26 minutes West 816.00 feet to the place of beginning.

BEING LOT NO. 2 of said Plan.

DOC # 11551417 06/28/2017 10:09 AM
Receipt #: 17-21289
Rec Fee: \$89.00 State: \$0.00 Local: \$0.00
Chester County, Recorder of Deeds

11551417 B: 9567 P: 1574 DEE
06/28/2017 10:09 AM Page 1 of 4
MICHAEL J SANGEMINO ESQ



CONTAINING 3.60 acres of land, be the same more or less.

BEING PART OF the same premises which JAMES M. HOHLEFELDER and JANICE V. HOHLEFELDER, his wife by deed dated April 1, 1977 and recorded in Chester County in Deed Book U-50 Page 149, conveyed unto JAMES M. HOHLEFELDER and JANICE V. HOHLEFELDER, his wife

AND THE SAID JAMES M. HOHLEFELDER did depart this life on December 3, 2006 whereby the said JANICE V. HOHLEFELDER by virtue of the Laws of the Commonwealth of Pennsylvania relating to tenants by the entireties, became vested of the entire fee.

AND the said Grantor does hereby covenant to and with the said Grantee that she, the said Grantor, her heirs and assigns **SHALL and WILL** by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, her heirs and assigns, against said Grantor 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.

✓ **GRANTEES ADDRESS:** 1322 Reservoir Road
Honey Brook, PA 19344

UPI NUMBER: 22-3-25.3

I certify that the above address is the precise residence and the complete office address of the Grantee:

Janice V. Hohlefelder, TRUSTEE

JANICE V. HOHLEFELDER, TRUSTEE OF THE JANICE
V. HOHLEFELDER REVOCABLE LIVING TRUST U/A
DTD MARCH 6, 2017



IN WITNESS WHEREOF, the party of the one part hereunto set her hand and seal dated the day and year first above written.

WITNESS:

Philip Sam

Janice V. Hohlefelder
JANICE V. HOHLEFELDER

COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF CHESTER)

BE IT REMEMBERED, that this 26th day of June, 2017 personally came before me the Subscriber, a Notary Public in the State and County aforesaid, JANICE V. HOHLEFELDER, party to this Deed, known to me personally to be such, and acknowledged this Deed to be her voluntary act and deed.

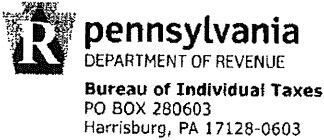
GIVEN under my Hand and Seal of Office the day and year aforesaid.

Rebecca W. Nash
Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
REBECCA W NASH
Notary Public
EAST WHITELAND TWP. CHESTER CNTY
My Commission Expires May 18, 2018



Unofficial Copy



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	9567
Page Number	1574
Date Recorded	6/28/17

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name: Michael J. Sangemino, Esquire

Mailing Address: 933 South High Street, First Floor North

City: West Chester

Telephone Number: (601) 701-0780

State: PA ZIP Code: 19382

B. TRANSFER DATA

Date of Acceptance of Document: 6/26/17

Grantor(s)/Lessor(s): Janice V. Hohlefelder

Telephone Number: (610) 273-2727

Grantee(s)/Lessee(s): Janice V. Hohlefelder, Trustee

Telephone Number: (610) 273-2727

Mailing Address: 1322 Reservoir Road

City: Honey Brook

State: PA ZIP Code: 19344

C. REAL ESTATE LOCATION

Street Address: 1322 Reservoir Road

City, Township, Borough: Honeybrook Township

County: Chester

School District: Twin Valley

Tax Parcel Number: 22-3-25.3

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 218,750.00	5. Common Level Ratio Factor x 1.86	6. Computed Value = 406,875.00

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

1a. Amount of Exemption Claimed \$ 406,875.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. 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: *Michael J. Sangemino*

Date: 6-28-17

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S 11551417 B: 9567 P: 1577 DEE

