

11575318 B: 9643 P: 1039 DEE

11/02/2017 09:35:12 AM Page 1 of 5

Rec Fees: \$ [REDACTED] Local: \$ [REDACTED] State: \$ [REDACTED]  
Rick Loughery Recorder of Deeds, Chester County, PA

Prepared by:

Trident Land Transfer Company LP  
431 West Lancaster Avenue  
Devon, PA 19333  
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department  
Trident Land Transfer Company LP  
Parcel No.: 51-7-113.1

Consideration: [REDACTED]

State: [REDACTED]

Local: [REDACTED]

File No.: 17PA06888



# DEED

Natalie Drury Howell, Executrix of the Estate of John A. Drury,  
deceased

to

John Marshall and Dara Gans

HUSBAND & WIFE AS TENANTS BY THE ENTIRETIES

PREMISES:

415 Birmingham Road  
Township of East Bradford  
County of Chester  
Pennsylvania  
Parcel No.: 51-7-113.1

The address of the above named Grantee(s) is:  
415 Birmingham Road  
West Chester, PA 19382

Certified by: Kathy Male

Unofficial Copy

**DEED**

THIS INDENTURE made this 27 day of October, 2017.

Between NATALIE DRURY HOWELL, EXECUTRIX OF THE ESTATE OF JOHN A. DRURY DECEASED, (hereinafter called the Grantors) and  
JOHN MARSHALL AND DARA GANS, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of ~~\_\_\_\_\_~~ lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns and, TENANTS BY THE ENTIRETY

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the 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 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 above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors 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 Grantees, their heirs and assigns, against the said Grantors 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.

## EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision for John A. Drury, made by Edward B. Walsh & Associates, Inc. Civil Engineers, 55 Country Club Drive, Suite 100 Downingtown, PA. 19335, dated 11/5/1997, last revised 7/21/1998 and recorded 2/19/1999 as Plan #14810, as follows, to wit:

BEGINNING at a point on the Northeast side of Birmingham Road (L.R. 15087 - S.R. 2001), said point being a corner of lands now or late of Baxter (as shown on said plan); Thence from said beginning point and along said Birmingham Road the three (3) following courses and distances: (1) North 13 degrees 37 minutes 21 seconds West 80.21 feet to a point of curve; (2) On the arc of a circle curving to the left having a radius of 1658.00 feet the arc distance of 248.89 feet and (3) North 22 degrees 13 minutes 20 seconds West 245.86 feet to a point on the South side of a 30 feet wide access and utility easement; Thence along the same the four (4) following courses and distances: (1) North 67 degrees 46 minutes 40 seconds East 28.33 feet to a point of curve (2) On the arc of a circle curving to the left having a radius of 165.00 feet the arc distance of 162.40 feet to a point of tangent (3) North 11 degrees 23 minutes 00 seconds West 76.90 feet to a point of curve and (4) On the arc of a circle curving to the right having a radius of 283.28 feet the arc distance of 258.92 feet to a point, a corner of Lot #5; Thence along the same the two (2) following courses and distances: (1) South 22 degrees 13 minutes 20 seconds East 140.90 feet to a point; (2) North 67 degrees 46 minutes 40 seconds East 226.57 feet to a point in line of lands now or late of O'Malley; Thence along same and lands now or late of Creed South 02 degrees 13 minutes 20 seconds East 724.00 feet to a point in line of lands now or late of Mortimer; Thence along same and along lands now or late of Zambito and lands of said Baxter South 70 degrees 33 minutes 44 seconds West 657.66 feet to the first mentioned point and place of beginning.

BEING Lot #6, Open Space "A", Restricted Open Space "B", Open Space Area #1, Open Space Area #2 and Detention Basin Easement Area, as shown on the above plan.

TOGETHER WITH AND SUBJECT TO the free, right, liberty and privilege to the use of a certain "Detention Basin Easement Area" as shown on said Plan for the benefit of Lots 1, 2, 3, 4 and 5 as shown on said Plan.

Being UPI No.: 51-7-113.1

Being part of the same property which William A. Limberger, Jr. and Patricia M. Limberger, husband and wife, granted and conveyed unto John A. Drury by deed dated October 15, 1997 and recorded October 16, 1997 in the Recorder's Office of said County in Book 4246 Page 54.

The said John A. Drury died testate December 17, 2016; as set forth in the Chester County, Pennsylvania Register of Wills Estate Case No. 1517-0000, the last Will of decedent was dated August 24, 1999 with Letters Testamentary granted January 3, 2017 to Natalie-Drury Howell.

Parcel No.: 51-7-113.1

11575318 B: 9643 P: 1041 DEE  
11/02/2017 09:35:12 AM Page 3 of 5

IN THE WITNESS WHEREOF, the said Grantors 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:

Natalie Drury Howell, Executrix of the Estate of John A. Drury, deceased

BY: *Natalie Drury Howell*  
Natalie Drury Howell  
Executrix

Commonwealth of Pennsylvania

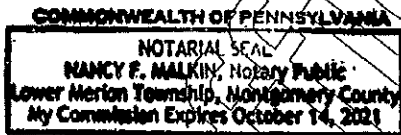
County of Montgomery

On this, the 27th day of October 2017, before me, the undersigned Notary Public, personally appeared Natalie Drury Howell, Executrix of the Estate of John A. Drury, deceased, as aforesaid known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

*Nancy F. Malkin*  
Notary Public

My Commission Expires: \_\_\_\_\_



**Schedule A**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision for John A. Drury, made by Edward B. Walsh & Associates, Inc. Civil Engineers, 55 Country Club Drive, Suite 100 Downingtown, PA. 19335, dated 11/5/1997, last revised 7/21/1998 and recorded 2/19/1999 as Plan #14810, as follows, to wit:

BEGINNING at a point on the Northeast side of Birmingham Road (L.R. 15087 - S.R. 2001), said point being a corner of lands now or late of Baxter (as shown on said plan); Thence from said beginning point and along said Birmingham Road the three (3) following courses and distances: (1) North 13 degrees 37 minutes 21 seconds West 80.21 feet to a point of curve; (2) On the arc of a circle curving to the left having a radius of 1658.00 feet the arc distance of 248.89 feet and (3) North 22 degrees 13 minutes 20 seconds West 245.86 feet to a point on the South side of a 30 feet wide access and utility easement; Thence along the same the four (4) following courses and distances: (1) North 67 degrees 46 minutes 40 seconds East 28.33 feet to a point of curve (2) On the arc of a circle curving to the left having a radius of 165.00 feet the arc distance of 162.40 feet to a point of tangent (3) North 11 degrees 23 minutes 00 seconds West 76.90 feet to a point of curve and (4) On the arc of a circle curving to the right having a radius of 283.28 feet the arc distance of 258.92 feet to a point, a corner of Lot #5; Thence along the same the two (2) following courses and distances: (1) South 22 degrees 13 minutes 20 seconds East 140.90 feet to a point; (2) North 67 degrees 46 minutes 40 seconds East 226.57 feet to a point in line of lands now or late of O'Malley; Thence along same and lands now or late of Creed South 02 degrees 13 minutes 20 seconds East 724.00 feet to a point in line of lands now or late of Mortimer; Thence along same and along lands now or late of Zambito and lands of said Baxter South 70 degrees 33 minutes 44 seconds West 657.66 feet to the first mentioned point and place of beginning.

BEING Lot #6, Open Space "A", Restricted Open Space "B", Open Space Area #1, Open Space Area #2 and Detention Basin Easement Area, as shown on the above plan.

TOGETHER WITH AND SUBJECT TO the free, right, liberty and privilege to the use of a certain "Detention Basin Easement Area" as shown on said Plan for the benefit of Lots 1, 2, 3, 4 and 5 as shown on said Plan.

Being UPI No.: 51-7-113.1

Being part of the same property which William A. Limberger, Jr. and Patricia M. Limberger, husband and wife, granted and conveyed unto John A. Drury by deed dated October 15, 1997 and recorded October 16, 1997 in the Recorder's Office of said County in Book 4246 Page 54.

The said John A. Drury died testate December 17, 2016; as set forth in the Chester County, Pennsylvania Register of Wills Estate Case No. 1517-0008, the last Will of decedent was dated August 24, 1999 with Letters Testamentary granted January 3, 2017 to Natalie Drury Howell.