



RETURN TO

RETURN TO: JLLAR LLC
611 South Parkway Drive
Broomall, PA 19008

UPI# 39-5-9 ↓ 39-5-10.3 ↓

SHERIFF DEED

Know by all Men by these Presents

THAT I, Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

Five Hundred Seventeen Thousand Dollars (\$517,000.00)

to me in hand paid, **DO** hereby grant and convey to

JLLAR LLC

LEGAL DESCRIPTION ATTACHED HERETO



PREMISES A

ALL THAT CERTAIN lot or piece of ground, hereditaments, appurtenances, situate on the north side of U.S. Route 30, in the Township of Caln, County of Chester and State of Pennsylvania, described in accordance with a Subdivision Plan of Louis Beemer and Michael Mekosh, made by Comstock & Stapleton, Registered Land Surveyors, Glen Moore, Pennsylvania, dated March 13, 1974 as follows, to wit:

BEGINNING at a point on the title line in the bed of U.S. Route 30 at the southwest corner of land of Brandywine Homes Association V.F.W., which point is measured 333.7 feet to the west curb line of King Street; thence from said point of beginning along the title line in the bed of U.S. Route 30, south 89 degrees 15 minutes 50 seconds west, 50.36 feet to a point, a corner of Parcel #1 on said plan; thence along Parcel #1, the (2) following courses and distances: (1) north 6 degrees 8 minutes 45 seconds east, 272.12 feet to a point and (2) south 89 degrees 15 minutes 50 seconds west 285.08 feet to a point in line of Land of Francis R. Petrella; thence along land of Francis Petrella and Wedgwood Associates, north 4 degrees 26 minutes 35 seconds east 250 feet to an existing monument, a corner of land of Frank Gravina; thence along land of Frank Gravina, north 89 degrees 23 minutes 30 seconds east 342.83 feet to an existing monument in line of land of Brandywine Homes Association V.F.W.; thence along land of same, south 6 degrees 8 minutes 45 seconds west, 522.14 feet to the first mentioned point and place of beginning.

BEING PARCEL # 2 on the above mentioned plan.

BEING THE SAME PREMISES WHICH Michael Mekosh, Jr. and Dennis Mekosh, as tenants in common, granted and conveyed unto S&T Realty Co., on 6/8/2005 recorded at West Chester in the office for the Recording of Deeds, in and for the County of Chester on 6/20/2005 in Record Book 6524 page 642.

PREMISES B

ALL THAT CERTAIN tract or piece of ground, assessed in Caln Township, situate mostly in the Township of Caln and partly in the Borough of Downingtown, County of Chester and State of Pennsylvania, described according to a plan property of J.H. Brown, said plan made by G.D. Houtman & Sons, Civil Engineers, dated April 24, 1962 as follows, to wit:

BEGINNING at a spike on the title line in the bed of Lloyd Avenue (50 feet wide) a corner of land now or late of Andrew Kisch, thence extending from said point of beginning along the title line through the bed of Lloyd Avenue south 00 degrees 03 minutes 10 seconds east, crossing Beaver Creek 500 feet to a spike on the township line dividing the Township of Caln and the Borough of Downingtown; thence extending along the said township line, south 02 degrees 56 minutes 50 seconds west, crossing the southwesterly side of Lloyd Avenue 175.00 feet to a point; thence extending south 00 degrees 03 minutes 10 seconds 10 feet to a point; thence extending

EXHIBIT A



south 09 degrees 56 minutes 50 seconds west, crossing the aforesaid township line and crossing the approximate location of Manufacturers Light & Heat Co., 14-inch gas main 100.00 feet to a point in the bed of Beaver Creek; thence extending north 00 degrees 03 minutes 10 seconds west, through the bed of the creek 10.00 feet to a point in the same; thence extending south 89 degrees 56 minutes 50 seconds west, partly crossing the bed of Beaver Creek, crossing and recrossing the said creek 225.00 feet to a stake in the bed of the same; thence extending south 00 degrees 03 minutes 10 seconds west, partly through the bed of the said creek and recrossing the aforesaid township line, 412.77 feet to an iron pin in the bed of a proposed 64 foot-wide right-of-way (Planning Commissions possible future connection with the Downingtown's Pennsylvania Avenue); thence extending through the bed of the proposed 64 foot-wide right-of-way, south 67 degrees 16 minutes 50 seconds west, 239.36 feet to an iron pin on the aforesaid township line in line of land now or late of Brandywine Home Association V.F.W.; thence extending along the last mentioned land the (3) following courses and distances (1) north 01 degrees 46 minutes 50 seconds east, along the said township line partly crossing the proposed 64 foot-wide right-of-way 21.91 feet to an iron pin on the northwesterly side of the said right-of-way (2) south 85 degrees 13 minutes 50 seconds west through the bed of the proposed 64 foot-wide right-of-way, 294.83 feet to an iron pin and (3) south 01 degrees 46 minutes 50 seconds west crossing the southeasterly side of the proposed 64 foot-wide right-of-way 277.39 feet to an iron pin, a corner of land now or late of Catherine C. Mento; thence extending along the last mentioned land south 85 degrees 13 minutes 50 seconds west, 343.55 feet to an iron pin on the southeasterly side of a certain 25 foot-wide right-of-way; thence extending along the said side of the 25 foot-wide right-of-way north 00 degrees 18 minutes 20 seconds east, crossing the proposed 64 foot-wide right-of-way, crossing Beaver Creek and crossing a 30 foot-wide easement for water and sanitary sewer 1,215.47 feet to a limestone on the northeasterly side of the aforesaid easement, a corner of land now or late of Earl S. Entekin; thence extending along the said side of the aforementioned easement, partly along the last mentioned land and partly along land now or late of Andrew Kisch aforesaid, north 89 degrees, 14 minutes, 10 seconds east crossing a branch of Beaver Creek and recrossing the southwesterly side of Lloyd Avenue, 1,376.78 feet to the first mentioned spike and place of beginning.

EXCEPTING THEREFROM AND THEREOUT

ALL THAT CERTAIN lot or piece of ground which Frank C. And Catherine Gravina, his wife by Deed dated 6/6/1985 recorded in Deed Book I-65 page 366 conveyed unto Ronald M. Rosciolo and Kathryn L. Rosciolo, his wife as follows, to wit:

ALL THAT CERTAIN tract of parcel of lands situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, as shown on a plan of property for Frank Gretna, dated May 24, 1985; prepared by John P. Damon Associates, Inc., Civil Engineers, Wallingford, PA, being bounded and described as follows, to wit

BEGINNING at an interior point aa the dividing line between Caln Township and the Borough of Downingtown, said point being located by the following (7) courses and distances from a spike in Lloyd Avenue, said spike being on the northeast corner of lands of Frank Gravina at lands now or late of Andrew Kisch; (1) extending along Lloyd Avenue, south 0 degrees 03



minutes 10 seconds east, 500.80 feet to a spike and (2) leaving Lloyd Avenue south 89 degrees 56 minutes 50 seconds west, 175.00 feet to a point; and (3) south 0 degrees 03 minutes 10 seconds east, 10 feet to a point and (4) south 89 degrees 56 minutes 50 seconds west, 10 feet to a point and (5) north 0 degrees, 03 minutes, 10 seconds west, 10 feet to a point and (6) south 89 degrees 56 minutes 50 seconds west 225.00 feet to a point and (7) south 0 degrees 03 minutes 10 seconds west 231.89 feet to the said point; thence south 0 degrees 03 minutes 10 seconds west, 180.88 feet to a point; thence south 87 degrees 16 minutes 50 seconds west, 239.36 feet to a point; thence north 1 degree 46 minutes 50 seconds east, 21.91 feet to a point on the dividing line between Caln Township and the Borough of Downingtown; thence along the said dividing line, north 54 degrees 28 minutes 28 seconds east, 293.11 feet to the first mentioned point and place of beginning.

BEING TRACT # 3 as shown on the above mentioned plan.

CONTAINING in area of 26.37 acres more or less.

BEING U.P.I. # 39-5-10.3.

BEING THE SAME PREMISES WHICH Michael Mekosh, Jr. and Dennis Mekosh, as tenants in common, granted and conveyed unto S&T Realty Co., on 6/8/2005 recorded at West Chester in the office for the Recording of Deeds, in and for the County of Chester on 6/20/2005 in Record Book 6524 page 642.



The same having been sold by me to the said grantee on the 16th day of April
Anno Domini two thousand and fifteen after due advertisement according to the
law, under and by virtue of a Writ of Execution issued on the 30th day of July
Anno Domini two thousand and fourteen out of the Court of Common Pleas, Chester County,
Pennsylvania, as of Term two thousand eleven Number 00461 at the suit of

MICHAEL MEKOSH AND
THERESA MEKOSH

VS.

S&T REALTY COMPANY, A PA GENERAL PARTNERSHIP
CONSISTING OF SAUL AND TONI BARSH, GENERAL PARTNERS

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 15th day of
Anno Domini two thousand and fifteen

July

SEALED AND DELIVERED
in the presence of us:

Donna D. Murphy

Carolyn B. Welsh
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA

:

SS

COUNTY OF CHESTER

:

:

On this 15th day of July, two thousand and fifteen (2015), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

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

Subling Derry
Prothonotary

No. 11-00461

Deed = Poll

Carolyn B. Welsh, Sheriff

TO

JLLAR LLC

The address of the Grantee is:

611 South Parkway Drive
Broomall, PA 19008

Donna D. Murphy





pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

17580.89
9148
210
7/2/15

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 JLLAR LLC		Telephone Number: (610) 338-0111	
Mailing Address 611 S Parkway Dr.		City Broomall	State ZIP Code PA 19008

B. TRANSFER DATA

Date of Acceptance of Document 05/15/2015		Grantor(s)/Lessor(s) Carolyn B. Welsh, Sheriff of Chester County		Telephone Number: 610-344-6859		Grantee(s)/Lessee(s) JLLAR LLC		Telephone Number: 610-338-0111 x 4	
Mailing Address 201 West Market St., Suite 1201		City West Chester		State PA		ZIP Code 19380-0989		Mailing Address 611 S Parkway Dr.	
City West Chester		State PA		ZIP Code 19380-0989		City Broomall		State PA	
								ZIP Code 19008	

C. REAL ESTATE LOCATION

Street Address 4533 West Lincoln Highway		City, Township, Borough Calm Township	
County Chester	School District Coatesville SD	Tax Parcel Number 39-5-9 and 39-5-10.3	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration \$517,000.00	2. Other Consideration + -0-	3. Total Consideration = \$517,000.00
4. County Assessed Value \$971,320.00	5. Common Level Ratio Factor x 1.81	6. Computed Value = 1758089.20

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

1a. Amount of Exemption Claimed \$ -0-	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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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.) _____

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JLLAR LLC

Under penalties of law, I declare that I have executed this document to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

JLLAR LLC

Date

05-15-2015

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.