



CHICAGO TITLE INSURANCE

02/01/2010 09:54A

10992585  
Page 1 of 8  
B-7858 P-1209

This Document Recorded  
02/01/2010 State RTT: 0.00  
09:54AM Local RTT: 0.00  
Doc Code: DEE Chester County, Recorder of Deeds Office  
Recorded Electronically by Simplifile

Doc Id: 10992585  
Receipt #: 491765  
Rec Fee: 125.00

Prepared by and Return to:

Fidelity National Title Insurance Company  
1515 Market Street  
Suite 1325  
Philadelphia, PA 19102

File No. 09-PHM0035JP ✓ ✓ ✓

UPI #: 70-5-15, 70-5-15.3, 72-6-14.1, 72-7-11 and  
72-7-13. ✓

JD

**This Indenture**, dated January 27, 2010 and made effective as of January 28, 2010

Between

**THE CONSERVATION FUND, A NON-PROFIT CORPORATION, a  
Maryland corporation**

(hereinafter called the Grantor), of the one part, and

**THE COMMONWEALTH OF PENNSYLVANIA, acting by and through its  
DEPARTMENT OF GENERAL SERVICES**

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Million and 00/100 Dollars (\$3,000,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted and conveyed, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee,

All those certain tracts of land with the buildings and improvements thereon erected, if any, situate in the Townships of Elk and Franklin, County of Chester, Commonwealth of Pennsylvania, which are more particularly described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns in fee simple, forever.

And the said Grantor hereby covenants and agrees that it will warrant specially the property hereby conveyed.

 *Ryan Costello*  
RECORDER OF DEEDS

**Subject To** the terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated November 10 2009 (effective as of December 23, 2009) between the Grantor and the County of Chester and recorded in the Land Records of Chester County, Pennsylvania in Record Book 7837, page 431 (Document No. 10985031).

**Also Subject To** the following covenants and restrictions, as set forth in the deed from George Strawbridge, et al., to the Grantor herein, which deed is recorded among the land records of Chester County at Record Book 7837 Page 377 (Document No. 10985028); A part of this acquisition, consisting of 174.2 acres of land known as Tax Parcel 72-7-13 and being described as a portion of the land conveyed in a deed dated October 18, 1978 and recorded October 20, 1978 in the Office of the Recorder of Deeds in Chester County, Pennsylvania in Deed Book W-53 page 573, from Springlawn Corporation to George Strawbridge, Jr., individually (as to an undivided 70% interest) and Girard Bank, George Strawbridge Sr., and Charles H. Norris, Trustees under a Deed of Trust of George Strawbridge Jr., dated January 20, 1971 (as to an undivided 30% interest) (the "DCNR Funded Property"), was acquired with funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department") under the Environmental Stewardship and Watershed Protection Act, the act of December 15, 1999, P.L. 949, No. 68, as amended (27 Pa.C.S.A. sections 6101 et seq.) ("Act"). The DCNR Funded Property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control or interest in the DCNR Funded Property may occur, and no encumbrance may be placed on the DCNR Funded Property, without the written consent of the Department or its successor. The restrictions in this paragraph apply to both the surface and subsurface of the DCNR Funded Property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors and assigns. This restriction is enforceable by the Department and its successors. All other portions of the Property described in this deed are excepted from this grant covenant.

The Commonwealth of Pennsylvania Department of General Services was authorized to acquire the property herein conveyed for the use of the Commonwealth of Pennsylvania Department of Conservation and Natural Resources pursuant to the Capital Budget Project Itemization Act of 2007-2008 (Act 41 of 2008).

***[SIGNATURE APPEARS ON THE FOLLOWING PAGE]***

In Witness Whereof, the party of the first part has caused this Indenture to be executed by its authorized officer. Dated the day and year first above written.

**THE CONSERVATION FUND, A NON-PROFIT CORPORATION, a Maryland corporation .**

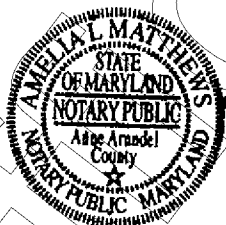
*Jodi R. O'Day*  
Name: **Jodi R. O'Day**  
Title: **Vice President and Regional Counsel**

State of Maryland }  
County of Anne Arundel } SS

On this, the 27<sup>th</sup> day of January, 2010, before me, a Notary Public in and for the jurisdiction aforesaid, the undersigned officer, personally appeared Jodi R. O'Day who acknowledged herself to be the Vice President and Regional Counsel of The Conservation Fund, A Non-Profit Corporation, a Maryland corporation, and that she as such Vice President and Regional Counsel, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Vice President and Regional Counsel.

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

[Notary Seal]



*Amel L. Matthew*  
Notary Public

My commission expires 01/04/2012

The precise residence and the complete post office address of the above-named Grantee is:

Department of General Services  
515 North Office Building  
Harrisburg, PA 17125

*[Signature]*  
On behalf of the Grantee

EXHIBIT A

Legal Description

All that certain tract of land with the buildings and improvements thereon erected, if any, situate in the Townships of Elk and Franklin, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Plan of Boundary Survey, the Strawbridge Property, prepared for the Conservation Fund" dated July 8, 2009, last revised December 15, 2009 prepared by Howell Kline Surveying, LLC, West Chester, Pennsylvania, being more particularly described as follows:

**Beginning** at a point on the Title line in the bed of Strickersville Road (S.R. 3006), said point being the northwesterly corner of the herein described premises and the northeasterly corner of lands now or late of John L. & Denise A. Dennison (UPI #70-5-14.2); thence, from said Point of Beginning, along the Title line in the bed of Strickersville Road, North 76°26'15" East, 1184.84 feet to a point, a corner of lands now or late of Erika Worth; thence, leaving the said Title line and along said lands the following two courses and distances: 1) South 13°39'47" East, crossing the southerly Right-of-Way line of Strickersville Road, and passing over a 1" Pipe found at a distance of 39.93 feet from the last mentioned point, a total distance of 358.50 feet to a 1" Pipe found; and 2) North 71°54'03" East, 382.18 feet to a 1" Pipe found, the southwest corner of lands now or late of William & Eleanor Worth; thence, along said lands the following three (3) courses and distances: 1) North 71°54'33" East, passing over a 5/8" rebar found on line at 135.66 feet from the last mentioned point, a total distance of 271.95 feet to a 1" pipe found; 2) North 72°35'03" East, 138.91 feet to a 1" Pipe found; and 3) North 13°36'47" West, passing over a 1" Pipe found 16.57 feet from the next mentioned point and re-crossing the aforesaid southerly Right-of-Way line, a total distance of 314.38 feet to a point on the aforesaid Title line in the bed of Strickersville Road; thence along said Title line the following nine (9) courses and distances: 1) North 72°35'31" East, 343.22 feet to a point; 2) North 73°02'35" East, 360.00 feet to a point; 3) North 72°05'15" East, 320.00 feet to a point; 4) North 70°06'55" East, 300.00 feet to a point; 5) North 69°01'21" East, 760.00 feet to a point; 6) North 69°30'53" East, 706.47 feet to a point on the deck of the bridge over Big Elk Creek; 7) North 66°10'13" East, 244.60 feet to a point; 8) North 72°22'30" East, 270.00 feet to a point; and 9) North 41°43'46" East, 300.23 feet to a point; thence, leaving the bed of Strickersville Road, crossing the southeasterly side thereof, along lands now or late of Harold Burdick & Kathie Pierson, North 48°22'34" East, 149.50 feet to a 5/8" rebar set on the northerly bank of a Spring Run; thence, crossing Strickersville Road, North 46°24'00" West, 41.00 feet to a 1" Pipe in concrete found, a corner of lands now or late of said Harold Burdick & Kathie Pierson; thence North 55°23'20" East, 22.86 feet to a point in the bed of Olivet Church Road; thence, North 79°43'57" East, 36.64 feet to a point on the Title line in the bed of Strickersville Road, the northwest corner of lands now or late of Albert & Thelma H. Jezyk; thence along said lands the following four (4) courses and distances: 1) South 03°46'56" East, re-crossing the southerly Right-of-Way line of Strickersville Road and passing over a Monument set 25.00 feet from the last mentioned point, a total distances of 82.65 feet to a Monument set; 2) South 53°50'56" East, 97.26 feet to a Square Iron Bar found; 3) South 84°29'46" East, 221.51 feet to a 1" Pipe found; and 4) North 06°04'46" East, passing over a 1-1/2" Pin found at a distance of 17.09' from the next mentioned point and re-crossing the southerly Right-of-Way line of Strickersville Road, a total distance of 188.93 feet to a point on the aforesaid Title line in the bed of Strickersville Road; thence along said Title line the following twelve (12) courses and distances: 1) South 84°49'29" East, 470.28 feet to a point; 2) South 80°17'59" East, 519.80 feet to a point; 3) South 79°54'09" East, 112.74 feet to a point; 4) South 79°25'09" East, 273.31 feet to a point; 5) North 88°59'51" East, 137.50 feet to a point; 6) North

79°24'28" East, 47.94 feet to a point; 7) North 78°31'35" East, 13.72 feet to a point; 8) North 80°03'43" East, 585.75 feet to a point; 9) North 79°32'27" East, 644.35 feet to a point; 10) North 81°48'40" East, 324.74 feet to a point of curvature; 11) along the arc of a circle to the Left, having a radius of 415.00 feet, an arc distance of 59.75 feet, through a central angle of 8°14'56", a chord distance of 59.70 feet, and a chord bearing North 77°41'12" East to a point of compound curvature; and 12) along the arc of a circle to the Left, having a radius of 1,500.00 feet, an arc distance of 4.61 feet, through a central angle of 0°10'34", a chord distance of 4.61 feet, and a chord bearing North 73°28'27" East to a point of cusp; thence, leaving said Title line, South 07°41'51" East, 30.36 feet to a 3/4" Pipe found on the aforesaid southerly Right-of-Way line of Strickersville Road; thence along other lands now or late of George Strawbridge, Jr. the following two (2) courses and distances: 1) South 07°41'51" East, 284.29 feet to a 3/4" Pipe found; and 2) North 71°16'09" East, 1,670.86 feet to a 3/4" Pipe found at the southwesterly corner of lands now or late of Robert S. & Susan J. Mejia; thence along said land, North 71°16'09" East, 262.38 feet to a Monument set, the southwesterly corner of lands now or late of Mark H. & Irene J. Warren; thence, along said lands, North 71°32'09" East, crossing over a 25' wide Pipeline Easement, passing over a 1" Pipe found 29.91 feet from the next mentioned point and crossing the westerly Right of way of Appleton Road (S.R. 3007), a total distance of 841.36 feet to a point on the Title line in the bed of Appleton Road; thence, along said Title line, South 00°24'17" West, 462.07 feet to a point, the northeasterly corner of lands now or late of Lynn S. Ford; thence, along said lands, South 85°43'50" West, re-crossing westerly Right-of-Way of Appleton Road and passing over a Monument set at a distance of 25.00 feet from the last mentioned point and re-crossing the said 25' wide pipeline easement, a total distance of 349.22 feet to a Monument Set; thence, continuing along said lands and lands now or late of Kenneth Szaroleta, lands now or late of James & Elizabeth Evans and lands now or late of Geoffrey & Bertha Turnbull respectively, South 11°15'40" East, passing over a 1-1/4" Pipe found at a distance of 633.48 feet from the last mentioned point, a total distance of 1085.49 feet to a 1" Pipe found, the northwesterly corner of lands now or late of Richard T. Swan; thence, along said lands, and other lands of Swan the following four (4) courses and distances: 1) South 19°19'59" West, 679.70 feet to a Monument set; 2) South 03°17'03" West, 341.47 feet to a Monument set; 3) South 00°44'42" East, 1295.24 feet to a Monument set; and 4) South 05°24'27" East, passing over a concrete monument found 0.55 feet from the next mentioned point, a total distance of 149.72 feet to a point on the line dividing the Commonwealth of Pennsylvania and the State of Maryland; thence, along the State line the following two (2) courses and distances: 1) South 88°37'42" West, passing over a Mason & Dixon Stone Marker found at a distance of 380.02 feet from the last mentioned point, and crossing the Big Elk Creek, a total distance of 5639.58 feet to a Mason & Dixon Stone Marker found; and 2) South 88°37'24" West, passing over a Mason & Dixon Stone Marker found at a distance of 345.22 feet from the next mentioned point, a total distance of 5635.51 feet to a 5/8" rebar set at the base of a 28" tree, the southeasterly corner of lands now or late of Jerry A. & June A. Thurston; thence, along said lands and lands now or late of the aforesaid Dennison, North 04°00'22" East, passing over a 1" Pipe found at a distance of 507.93 feet from the last mentioned point, passing over a 3/4" Pipe found at a distance of 92.44 feet and a Monument set at a distance of 25.00 feet from the next mentioned point, a total distance of 1599.85 feet to the Point and Place of Beginning. Containing 739.267 acres more or less.

**Excepting thereout and therefrom,** All that certain tract of land (containing 5 acres) with the buildings and improvements thereon erected situate in the Township of Franklin, County of Chester, Commonwealth of Pennsylvania, as shown, and designated as Lot 1, on plan entitled "Strawbridge Minor Subdivision" prepared by D.L. Howell & Associates, Inc., West Chester, Pennsylvania, dated September 4, 2009, last revised November 9, 2009, and recorded December 21, 2009 in the Chester County Recorder of Deeds Office in Plan Book 18790 page 1 (Document # 10983534). Being more particularly described as follows:



**Beginning** at a point on the title line in the bed of Strickersville Road, (S.R. 3006), (33 feet wide legal right-of-way), a corner of Lot 2 as shown on said plan; **Thence** from the said point of beginning along the title line in the bed of Strickersville Road, the following two (2) courses and distances: 1) North 88°59'51" East, 60.15 feet to a point; and 2) North 79°24'28" East, 12.36 feet to a point in line of lands now or late of George Strawbridge Jr. (U.P.I. #72-7-13); thence leaving said title line, and along said lands the following four (4) courses and distances: 1) crossing the southerly right-of-way line of Strickersville Road, and through an access easement as shown on said plan, South 25°51'22" East, 37.36 feet to a point; 2) continuing through said easement, South 42°55'40" East, 398.31 feet to a point; 3) South 38°05'09" East, partly through said easement, 243.39 feet to a point; and 4) South 50°56'06" East, 149.42 feet to a point, a corner of Lot #2 as shown on said plan; thence along Lot #2 the following six (6) courses and distances: 1) South 39°03'54" West, 436.12 feet to a point; 2) North 50°56'06" West, 414.70 feet to a point; 3) North 39°03'54" East, 427.03 feet to a point; 4) North 42°55'40" West, partly along the southerly terminus of an access easement as shown on said plan, 377.38 feet to a point of curvature; 5) along the arc of a circle to the Right, having a radius of 80.00 feet, an arc distance of 23.84 feet, through a central angle of 17°04'18", a chord distance of 23.75 feet, and a chord bearing North 34°23'31" West to a point of tangency; and 6) North 25°51'22" West, re-crossing the southerly right-of-way line of Strickersville Road, 63.87 feet to the **Point and Place of Beginning**.

Containing: 5.000 acres of land be the same more or less.

Being: Lot #1, as shown on said plan.

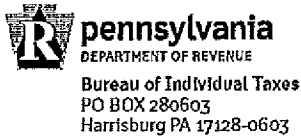
BEING, as to said exception parcel, Chester County Uniform Parcel Identifier (U.P.I.) number 72-6-14.

BEING, as to the premises hereby conveyed, Chester County Uniform Parcel Identifier (U.P.I.) numbers 70-5-15, 70-5-15.3, 72-6-14.1, 72-7-11, 72-7-13.

AND CONTAINING 734.267 acres more or less, not including the above described exception parcel.

BEING part of the same premises which George Strawbridge, Jr., individually, and BNY Mellon, N.A. (f/k/a Mellon Bank, N.A.), R. Stewart Strawbridge and George J. Baxter, successor Trustees under Irrevocable Deed of Trust of George Strawbridge, Jr. dated January 20, 1971, by indenture dated December 15, 2009, effective as of December 23, 2009 and recorded December 29, 2009 in the office of the recorder of deeds in and for the county of Chester in Record Book 7837 page 377 (Document No. 10985028), granted and conveyed unto The Conservation Fund, A Non-Profit Corporation, a Maryland corporation, in fee.

TOGETHER WITH all of Grantor's right, title and interest in and to that certain non-exclusive easement for access which was granted in that certain Declaration of Reciprocal Easements by and between George Strawbridge, Jr., individually, and BNY Mellon, N.A. (f/k/a Mellon Bank, N.A.), R. Stewart Strawbridge and George J. Baxter, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971 and The Conservation Fund, a Non-Profit Corporation, a Maryland corporation, which Declaration of Reciprocal Easements is dated December 15, 2009, effective as of December 23, 2009 and recorded December 29, 2009 in the Chester County Recorder of Deeds Office in Record Book 7837 page 407 (Document No. 10985030).



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid
Book Number
Page Number
Date Recorded

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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name <b>Jodi R. O'Day, Vice President and Regional Counsel,</b>	Telephone Number: <b>( 443 ) 482-2826</b>
Street Address <b>410 Severn Avenue, Suite 204</b>	City, State, ZIP Code <b>Annapolis MD 21403</b>

**B. TRANSFER DATA**

**Date of Acceptance of Document**

Grantor(s)/Lessor(s) <b>The Conservation Fund, a Non-Profit Corporation</b>	Grantee(s)/Lessee(s) <b>Commonwealth of Pennsylvania, acting by and through its Department of General Services</b>
Street Address <b>1655 North Fort Myer Drive, Suite 1300</b>	Street Address <b>515 North Office Building</b>
City, State, ZIP Code <b>Arlington VA 22209</b>	City, State, ZIP Code <b>Harrisburg PA 17125</b>

**C. REAL ESTATE LOCATION**

Street Address <b>Various Properties (see attached)</b>	City, Township, Borough <b>Franklin and Elk Townships</b>
County <b>Chester</b>	School District <b>Avon Grove S.D. &amp; Oxford Area S.D.</b>
	Tax Parcel Number <b>See Attached</b>

**D. VALUATION DATA**

1. Actual Cash Consideration <b>3,000,000.00</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= 3,000,000.00</b>
4. County Assessed Value <b>\$227,340.00 (see attached)</b>	5. Common Level Ratio Factor <b>X 1.89</b>	6. Fair Market Value <b>= \$429,672.60 (see attached)</b>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed <b>3,000,000.00</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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**2. Check Appropriate Box Below for Exemption Claimed**

10992585  
Page 7 of 8  
CHICAGO TITLE INSURANCE 02/01/2010 09:54A B-7858 P-1209  
(Name of Decedent) (Estate File Number)

- Will or intestate succession.
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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, if other than listed above.) **Transfer from a conservancy to the Commonwealth of Pennsylvania; exempt pursuant to RTT Reg. 91.193(b)(18).**

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 <i>Jodi R. O'Day</i>	Date <b>January 27<sup>th</sup>, 2010</b>
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**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**



**EXHIBIT TO TRANSFER TAX STATEMENT OF VALUE**

**Grantors: The Conservation Fund, a Non-Profit Corporation**  
**Grantee: Commonwealth of Pennsylvania, acting by and through its Department of General Services**

Street Address	Tax Parcel No.	Assessed Value	Township
SS of Strickersville Road	70-05-0015	\$35,690.00	Elk
SS of Strickersville Road	70-05-0015.030	\$650.00	Elk
WS of Augustin Lane	72-06-0014.1	\$44,100.00	Franklin
SE Corner of Strickersville Road	72-07-0011	\$124,140.00	Franklin
ES of Augustin Lane	72-07-0013	\$22,760.00	Franklin
	<b>Total Assessed Value:</b>	<b>\$227,340.00</b>	

**D. VALUATION DATA**

4. County Assessed Value	5. Common Level Ratio Factor	6 Fair Market Value
\$227,340.00	X 1.89	= \$ 429,672.60

Unofficial