



Chris Pielli
RECORDER OF DEEDS

Prepared by and return to:

Fidelity National Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103

State \$ - Exempt
Local \$ - Exempt

File No. 170330PHI

Uniform Parcel Identifier Nos.: 70-5-8

DEED

THIS DEED executed this 27 day of February 2020, to be effective the 2nd day of March, 2020;

Between

THE CONSERVATION FUND, A NON-PROFIT CORPORATION, a non-profit corporation organized and existing under the laws of the State of Maryland, with offices at 1655 North Fort Myer Drive, Suite 1300, Arlington, Virginia 22209 (the "Grantor"),

And

THE COMMONWEALTH OF PENNSYLVANIA, acting by and through the **Department of Conservation and Natural Resources**, with an office at 400 Market Street, 7th Floor, Harrisburg, Pennsylvania 17105-8767 (the "Grantee")

WITNESSETH, that in consideration of **Zero and 00/100 DOLLAR (\$0.00)**, it being the intention of the Grantor to make an absolute gift to the Grantee; and for other valuable and good consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey by gift to the Grantee, its successors and assigns, in its "**AS-IS CONDITION**",

ALL that certain tract of land situated in Elk Township, Chester County, Pennsylvania which is more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, mineral, timber and other surface and subsurface rights, liberties, privileges, hereditaments and appurtenances, whatsoever belonging, or in anywise appertaining to the Property, and the reversions and remainders, rents, issues and profits hereof; and all the estate, right, title and interest, whatsoever pertaining to the Property.

SUBJECT TO, the terms and conditions set forth in the following document:

1. a Declaration of Covenants and Conditions having an effective date of even date herewith, given by The Conservation Fund, a Non-Profit Corporation, the Grantor herein, to the County of Chester, a Pennsylvania county of the third class and intended to be recorded in the Office of the Recorder of Deeds for Chester County, Pennsylvania immediately prior to recordation of this Deed.

FURTHER SUBJECT TO all covenants, easements, restrictions and reservations of record and matters that might be revealed by a current and accurate survey of the Property, to all restrictions, conditions, easements and other matters appearing as of record.

TOGETHER with all and singular the rights, liberties, privileges, tenements, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, remainder and remainders, rents, issues and profits thereof;

AND ALSO all the estate, right, title and interest, property claim and demand whatsoever, both in law and in equity or otherwise howsoever of the said Grantors of, in and to or out of the said premises, and every part and parcel thereof.

NOTICE: This Property was acquired with funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is the Keystone Recreation, Park and Conservation Act. This Property 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 this Property may occur and no encumbrance may be placed on this Property without the written consent of the Department or its successors. The restriction in this paragraph applies to both the surface and subsurface of the 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.

TO HAVE AND TO HOLD the hereby granted premises, tenements, and hereditaments with all and singular the appurtenances unto the said Grantee and its assigns, to and for the only proper use and behoof of the said Grantee and its successors and assigns forever.

AND the said Grantor hereby covenants and agrees that it will warrant SPECIALLY the property hereby conveyed, except for the matters expressly set forth herein.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

THE CONSERVATION FUND, A
NON-PROFIT CORPORATION

Will Cook

By: Jodi O'Day
Jodi O'Day, Vice President

Unofficial

State of Maryland :
County of Anne Arundel : SS:
:

On this the 27th day of February, 2020, before me, a Notary Public, the undersigned officer, personally appeared **Jodi R. O'Day**, who acknowledges herself to be the **Vice President of The Conservation Fund, a Non-Profit Corporation** organized and existing under the laws of the State of Maryland, Grantor herein, and that being authorized he executed the foregoing instrument for the purposes therein contained, by signing as the Vice President of The Conservation Fund

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

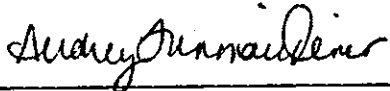
JENNIFER MCNULTY
Notary Public-Maryland
Anne Arundel County
My Commission Expires
September 07, 2020

Jennifer McNulty
Notary Public

Unofficial

File No. 170330PHI (Phase 3)
Parcel No. 70-5-8
Strickersville Road
Elk Township, Chester County, PA

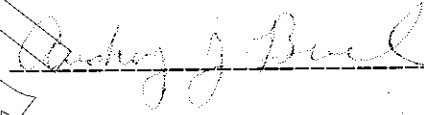
Approved as to Legality and Form:



Chief Counsel

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 400 Market Street, 7th Floor, Harrisburg, Pennsylvania 17105-8767.



----- [Space Reserved Below For Recording Information] -----

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

All that certain tract of land situated in Elk Township, Chester County, Commonwealth of Pennsylvania, identified as Uniform Parcel Identifier No. 70-5-8 and known as 633 Strickersville Road, as more particularly described below.

(Source of Title: Deed Record B, Volume 64, Page 175)

BEGINNING at a point in the bed and title line of Strickersville Road at 33' wide, said point being a common corner for the phase herein being described and Premises B known as #1 Springlawn Road, now or formerly of Delaware Trust Co. and George Strawbridge, et al. (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-7), said point being in the southerly terminus of a public trail easement at 33' wide, and further located by the title line of said Strickersville Road, S 69° 30' 51" W, 474.02' from a corner of Phase 2 known as #99 Bullock Road (U.P.I. 72-6-4), in the centerline of Big Elk Creek.

THENCE from the said point of beginning, along the title centerlines of said Strickersville Road, the ten (10) following described courses and distances:

1. S 69° 30' 51" W, 194.36' to a point;
2. S 69° 01' 19" W, 760.00' to a point;
3. S 70° 06' 53" W, 300.00' to a point;
4. S 72° 05' 13" W, 320.00' to a point;
5. S 73° 08' 39" W, 191.16' to a point;
6. S 72° 55' 38" W, 168.84' to a point;
7. S 72° 35' 29" W, 343.22' to a point;
8. S 75° 12' 42" W, 791.22' to a point;
9. S 76° 26' 13" W, 1184.83' to a point; and
10. S 81° 13' 25" W, 364.40' to a point (spike set call), a corner for lands known as #112 Schoolhouse Road, now or formerly of Christ S. King and Anna M. King his wife (Deed Book 9034, Page 527) (U.P.I. 70-5-9);

THENCE by the same, the two (2) following described courses and distances:

1. N 10° 41' 43" E, 1765.62' to a point (stone call); and

2. S 86° 25' 52" W, 1539.62' to a point, said point being a common corner for the phase herein being described, said lands known as #112 Schoolhouse Road, lands known as #111 Schoolhouse Road, and Premises A known as #1001 Chesterville Road;

THENCE by the same, the ten (10) following described courses and distances:

1. N 15° 41' 21" E, 376.60' to a point;
2. N 31° 51' 37" E, 412.83' to a point;
3. N 03° 22' 21" E, 233.11' to a point;
4. N 05° 57' 22" W, 258.81' to a point;
5. N 13° 44' 47" E, 271.14' to a point;
6. N 07° 50' 14" W, 297.19' to a point;
7. N 13° 43' 33" W, 367.71' to a point;
8. N 08° 28' 56" E, 281.55' to a point;
9. N 25° 52' 31" E, 296.59' to a point; and
10. N 07° 24' 24" E, 192.19' to a point in line of said Premises B;

THENCE by the same, the forty-three (43) following described courses and distances:

1. S 23° 44' 01" E, 182.64' to a point;
2. S 16° 28' 43" E, 327.85' to a point;
3. S 28° 20' 22" E, 260.11' to a point;
4. S 35° 51' 55" E, 160.89' to a point;
5. along the arc of a circle curving to the left (radius =180.00') (chord =168.56', chord bearing =S 63° 47' 02" E), an arc distance of 175.42' to a point;
6. N 88° 17' 51" E, 110.71' to a point;
7. along the arc of a circle curving to the left (radius =100.00') (chord =77.14', chord bearing =N 65° 36' 41" E), an arc distance of 79.19' to a point;
8. N 42° 55' 32" E, 126.26' to a point;
9. N 69° 30' 06" E, 325.39' to a point;
10. N 59° 32' 16" E, 225.93' to a point;
11. along the arc of a circle curving to the left (radius =215.00') (chord =250.02', chord bearing =N 23° 59' 06" E), an arc distance of 266.82' to a point;
12. along the arc of a circle curving to the right (radius =336.81') (chord =172.60', chord bearing =N 03° 16' 44" E), an arc distance of 174.55' to a point;
13. N 18° 07' 31" E, 185.56' to a point;
14. along the arc of a circle curving to the right (radius =235.00') (chord =275.93', chord bearing =N 54° 04' 35" E), an arc distance of 294.91' to a point;
15. S 89° 58' 22" E, 221.46' to a point;
16. S 89° 55' 31" E, 535.10' to a point;

17. along the arc of a circle curving to the right (radius =150.00') (chord =67.45', chord bearing =S 76° 55' 54" E), an arc distance of 68.03' to a point;
18. S 63° 56' 17" E, 108.82' to a point;
19. S 50° 12' 32" E, 246.80' to a point;
20. along the arc of a circle curving to the right (radius =350.00') (chord =130.71', chord bearing =S 39° 26' 49" E), an arc distance of 131.48' to a point;
21. S 28° 41' 07" E, 356.00' to a point;
22. along the arc of a circle curving to the left (radius =830.00') (chord =129.16', chord bearing =S 33° 08' 52" E), an arc distance of 129.29' to a point;
23. N 90° 00' 00" E, 0.00' to a point;
24. S 37° 36' 37" E, 248.38' to a point;
25. S 10° 26' 17" E, 252.23' to a point;
26. S 54° 42' 00" E, 37.68' to a point;
27. along the arc of a circle curving to the right (radius =425.00') (chord =311.84', chord bearing =S 33° 10' 37" E), an arc distance of 319.30' to a point;
28. S 11° 39' 14" E, 109.67' to a point;
29. S 05° 11' 35" E, 147.17' to a point;
30. S 07° 52' 03" E, 351.37' to a point;
31. along the arc of a circle curving to the left (radius =245.00') (chord =237.24', chord bearing =S 36° 49' 33" E), an arc distance of 247.65' to a point;
32. S 65° 47' 03" E, 243.43' to a point;
33. along the arc of a circle curving to the left (radius =225.00') (chord =105.31', chord bearing =S 79° 19' 04" E), an arc distance of 106.29' to a point;
34. N 87° 08' 55" E, 85.18' to a point;
35. along the arc of a circle curving to the right (radius =350.00') (chord =168.68', chord bearing =S 78° 54' 28" E), an arc distance of 170.35' to a point;
36. S 64° 57' 51" E, 204.61' to a point;
37. S 71° 02' 26" E, 182.93' to a point;
38. along the arc of a circle curving to the right (radius =425.00') (chord =127.82', chord bearing =S 62° 23' 32" E), an arc distance of 128.30' to a point;
39. S 53° 44' 36" E, 114.99' to a point;
40. along the arc of a circle curving to the right (radius =475.00') (chord =233.25', chord bearing =S 39° 31' 49" E), an arc distance of 235.66' to a point;
41. S 25° 19' 02" E, 200.01' to a point;
42. along the arc of a circle curving to the right (radius =545.00') (chord =176.07', chord bearing =S 16° 01' 17" E), an arc distance of 176.84' to a point; and
43. S 6° 43' 32" E, 177.09' to a point in the said bed and title line of Strickersville Road, the first mentioned point and place of beginning;

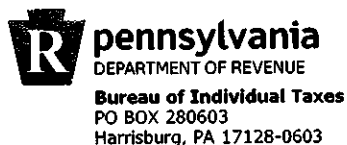
CONTAINING 337.3709 acres of land, be the same more or less.

BEING MORE PARTICULARY SHOWN as "Phase 3" on the ALTA/NSPS Land Survey dated September 26, 2017 and prepared by Transition Engineering Surveying for The Conservation Fund, project number 294.02.01, CAD file Strawbridge_Ph2_Base.dwg. situated in Elk Township, New London Township, and Franklin Township, Chester County, Pennsylvania.

Referred to as Strawbridge II, Phase 3.

Unofficial Copy

REV-183 EX (2-15)



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. 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 Jodi R. O'Day, VP - The Conservation Fund		Telephone Number: (443) 482-2826	
Mailing Address 410 Severn Avenue, Suite 204		City Annapolis	State MD
		ZIP Code 21403	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) The Conservation Fund	Telephone Number:	Grantee(s)/Lessee(s) The Commonwealth of PA	Telephone Number:
Mailing Address 1655 North Fort Myer Drive, Suite 1300		Mailing Address	
City Arlington	State VA	ZIP Code 22209	City State ZIP Code

C. REAL ESTATE LOCATION

Street Address Phase 3, #633 Strickersville Road		City, Township, Borough Elk	
County Chester	School District Oxford Area School District	Tax Parcel Number 70-5-8	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 886,950.00	5. Common Level Ratio Factor x 2.03	6. Computed Value = 1,800,508.50

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

1a. Amount of Exemption Claimed \$ 0.00	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.) _____ Exempt pursuant to 72 P.S. Section 8102-C.3(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 By Jodi R O'Day	Date 2/27/2020
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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.