



Prepared by and return to:

Fidelity National Title Insurance Company  
1515 Market Street  
Suite 1325  
Philadelphia, PA 19201

State Tax: EXEMPT  
Local Tax: EXEMPT  
Consideration: \$0.00

Uniform Parcel Identifier Nos.: 72-6-10; 70-5-7; 71-4-32.3; 72-6-1; 70-5-6; and 72-6-4.

*1505-10-1/3*

DEED

THIS DEED executed as of this 13<sup>th</sup> day of November 2018, to be effective this 15<sup>th</sup> day of November, 2018;

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, 7<sup>th</sup> 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 situate in Elk Township, New London Township and Franklin Township in Chester County, Pennsylvania which is more particularly described on Exhibit A

attached hereto and made a part hereof ("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 two documents:

1. a Declaration of Covenants and Conditions having an effective date of November 17, 2017, 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 recorded in the Office of the Recorder of Deeds for Chester County, Pennsylvania as Document Number 11578386/B in Book 9653, page 543 MSC;
2. a Declaration of Covenants and Conditions 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 immediately prior to recordation of this Deed; and

**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 \_ LT. 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 of 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

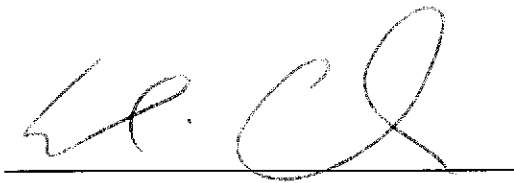
behoof of the said Grantee and its successors and assigns forever.

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



A handwritten signature in cursive script, appearing to be 'L. C.', written over a horizontal line.

By:



A handwritten signature in cursive script, appearing to be 'Jodi O'Day', written over a horizontal line.

Jodi O'Day, Vice President

Unofficial

State of Maryland :  
County of Anne Arundel : SS:

On this the 13<sup>th</sup> day of NOVEMBER, 2018, 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.



Amelia Matthews  
Notary Public Amelia L. Matthews  
My Commission Expires 1/24/2020

Unofficial

Approved as to Legality and Form:

*Suzanne Penna*

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, 7<sup>th</sup> Floor, Harrisburg, Pennsylvania 17105-8767.

*[Signature]*

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

Unofficial

Copy

**Exhibit A**  
**Legal Description of the Property**

All those tracts or parcels of land situated in Elk Township, New London Township, and Franklin Township, Chester County, Pennsylvania, being identified as Uniform Parcel Identifier Nos.:

- 72-6-10;
- 70-5-7;
- 71-4-32.3;
- 72-6-1;
- 70-5-6; and
- 72-6-4.

And further referenced in this legal description as the *Strawbridge II - Phase 1 Property and the Strawbridge II- Phase 2 Property*.

**Strawbridge II - Phase 1 Property** - consists of the following 5 parcels of land identified below as Premises A, B, C, D and E:

**Premises A** - Phase 1 (U.P.I. 70-5-6), known as #1001 Chesterville Road (Source of Title: Deed Record B, Volume 64, Page 175).

BEGINNING at a point (spike set call) in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #985 Chesterville Road now or formerly of N. Philip Dougherty and Marie A. Dougherty his wife, and others, and further located along the bed and centerline of said Chesterville Road, the thirteen (13) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:

1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;
5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;
6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 253.42' to a point; and
13. N 09° 28' 35" W, 220.39'.

THENCE from the said point of beginning, along the title line of said Chesterville Road the four (4) following described courses and distances:

1. N 09° 50' 40" W, 498.86' to a point (spike set call);
2. N 20° 54' 10" W, 418.51' to a point (spike set call);
3. N 18° 10' 07" W, 251.55' to a point (spike set call); and
4. N 05° 32' 50" E, 467.25' to a point, a corner for Premises B;

THENCE by the same, the twelve (12) following described courses and distances:

1. N 86° 55' 18" E, 220.91' to a point;
2. Along the arc of a circle curving to the left (radius = 263.00') (chord = 204.44', chord bearing = N 64° 03' 00" E), an arc distance of 209.97' to a point;
3. N 41° 10' 42" E, 227.72' to a point;
4. N 51° 17' 58" E, 193.36' to a point;
5. N 40° 53' 01" E, 174.72' to a point;
6. N 47° 22' 34" E, 221.77' to a point;
7. N 37° 28' 20" E, 334.01' to a point;
8. N 45° 17' 00" E, 314.29' to a point;
9. N 38° 35' 57" E, 259.33' to a point;
10. N 41° 05' 26" E, 200.80' to a point;
11. Along the arc of a circle curving to the right (radius = 180.00') (chord = 303.92', chord bearing = S 81° 19' 17" E), an arc distance of 361.84' to a point; and
12. S 23° 44' 01" E, 127.53' to a point, a corner for Phase 3 lands known as #633 Strickersville Road, now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I 70-5-8);

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

1. S 07° 24' 24" W, 192.19' to a point;
2. S 25° 52' 31" W, 296.59' to a point;
3. S 08° 28' 56" W, 281.55' to a point;
4. S 13° 43' 33" E, 367.71' to a point;
5. S 07° 50' 14" E, 297.19' to a point;
6. S 13° 44' 47" W, 271.14' to a point;
7. S 05° 57' 22" E, 258.81' to a point;
8. S 03° 22' 21" W, 233.11' to a point;
9. S 31° 51' 37" W, 412.83' to a point; and
10. S 15° 41' 21" W, 376.60' to a point, said point being a common corner for the premises herein being described, said lands known as #633 Strickersville Road, 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), and the aforesaid lands known as #985 Chesterville Road;

THENCE along said lands known as #985 Chesterville Road, S 86° 21' 20" W, 1350.72' to a point in the aforesaid bed of Chesterville Road, the first mentioned point and place of beginning.

CONTAINING within said described metes and bounds 94.9239 acres of land, be the same more or less.

Premises B - Phase 1 (U.P.I. 70-5-7), known as #1 Springlawn Road (Source of Title: Deed Record B, Volume 64, Page 175).

BEGINNING at a point (spike set call) in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described as Premises A, and further located along the bed and title line of said Chesterville Road, the seventeen (17) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:

1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;

5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;
6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 270.82' to a point;
13. N 09° 37' 02" W, 203.00'.
14. N 09° 50' 40" W, 498.86' to a point (spike set call);
15. N 20° 54' 10" W, 418.51' to a point (spike set call);
16. N 18° 10' 07" W, 251.55' to a point (spike set call); and
17. N 05° 32' 50" E, 467.25'.

THENCE from the said point of beginning along the title line of said Chesterville Road, N 05° 32' 50" E, 8.95' to a point (spike set call), a corner for lands known as #1075 Chesterville Road now or formerly of David Cooper and Sharon Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2), said point also being the southwest corner of a water rights right of way easement.

THENCE along said lands known as #1075 Chesterville Road and along the southeasterly side of said water rights right of way easement, the fifteen (15) following described courses and distances:

1. N 80° 18' 52" E, 321.87' to a point (iron pin call);
2. N 46° 11' 57" E, 150.43' to a point (iron pin call);
3. N 42° 35' 57" E, 242.61' to a point (iron pin call);
4. N 56° 15' 57" E, 102.98' to a point (iron pin call);
5. N 38° 55' 57" E, 155.16' to a point (iron pin call);
6. N 46° 33' 57" E, 187.97' to a point (iron pin call);
7. N 48° 59' 57" E, 90.78' to a point (iron pin call);
8. N 36° 46' 57" E, 125.30' to a point (iron pin call);
9. N 38° 08' 57" E, 214.76' to a point (iron pin call);
10. N 44° 59' 57" E, 189.98' to a point (iron pin call);
11. N 42° 53' 57" E, 227.40' to a point (iron pin call);
12. N 37° 48' 57" E, 360.43' to a point (iron pin call);
13. N 40° 47' 57" E, 288.73' to a point (iron pin call);
14. N 53° 47' 57" E, 209.01' to a point (iron pin call); and
15. N 45° 09' 57" E, 67.71' to a point, said point being a common corner for the premises herein being described said lands known as #1075 Chesterville Road and said easement Premises D, now or formerly of George Strawbridge Jr. (Deed Book 4158, Page 1495) (U.P.I. 72-6-1), and Phase 2 lands known as #99 Bullock Road now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE along said lands known as #99 Bullock Road, and along new title (tie) lines of Big Elk Creek, the forty-four (44) following described courses and distances:

1. S 67° 47' 50" E, 63.22' to a point;
2. S 28° 51' 08" E, 347.66' to a point;
3. S 14° 26' 10" E, 397.54' to a point;
4. S 23° 53' 55" E, 460.54' to a point;
5. S 40° 43' 49" E, 141.24' to a point;
6. S 62° 40' 24" E, 160.48' to a point;
7. N 72° 51' 22" E, 177.80' to a point;
8. N 89° 14' 08" E, 115.53' to a point;
9. N 64° 53' 11" E, 130.54' to a point;



10. N 36° 17' 09" E, 217.50' to a point;
11. N 17° 11' 40" E, 99.01' to a point;
12. N 13° 53' 09" W, 194.74' to a point;
13. N 06° 34' 29" W, 666.92' to a point;
14. N 23° 26' 54" W, 139.08' to a point;
15. N 24° 31' 14" E, 114.90' to a point;
16. N 54° 58' 01" E, 237.29' to a point;
17. N 84° 25' 34" E, 146.37' to a point;
18. S 69° 20' 47" E, 132.00' to a point;
19. S 34° 00' 01" E, 128.70' to a point;
20. S 81° 36' 22" E, 210.89' to a point;
21. S 83° 58' 21" E, 228.35' to a point;
22. S 32° 20' 03" E, 167.44' to a point;
23. S 84° 17' 05" E, 150.48' to a point;
24. S 74° 32' 54" E, 170.50' to a point;
25. S 77° 38' 15" E, 250.88' to a point;
26. N 78° 03' 10" E, 111.54' to a point;
27. S 41° 46' 56" E, 369.15' to a point;
28. S 74° 20' 31" E, 302.37' to a point;
29. S 43° 19' 31" E, 235.57' to a point;
30. S 13° 01' 47" E, 138.20' to a point;
31. S 15° 10' 32" E, 87.18' to a point;
32. S 04° 11' 42" W, 534.08' to a point;
33. S 15° 45' 23" W, 362.93' to a point;
34. S 14° 13' 18" E, 363.08' to a point;
35. S 18° 10' 41" E, 316.20' to a point;
36. S 51° 04' 59" E, 86.98' to a point;
37. S 21° 56' 11" E, 208.51' to a point;
38. S 78° 05' 35" E, 494.00' to a point;
39. S 69° 58' 20" E, 722.25' to a point;
40. S 53° 42' 31" E, 450.90' to a point;
41. S 68° 35' 19" E, 225.52' to a point;
42. S 32° 08' 25" E, 141.01' to a point;
43. S 20° 15' 51" W, 124.86' to a point; and
44. S 35° 00' 10" W, 49.64' to a point in the bed and title line of Strickersville Road at 33' wide;

THENCE along the bed and title line of Strickersville Road, S 69° 30' 51" W, 474.02' to a point, a corner for Phase 3 lands known as #633 Strickersville Road now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-8), said point being in the centerline of Springlawn Road T-354 vacated, said point being in the terminus of a public trail easement at 33' wide;

THENCE along said Phase 3 lands known as #633 Strickersville Road, along the title lines of said easement and said vacated road, the forty-two (42) following described courses and distances:

1. N 06° 43' 32" W, 177.09' to a point;
2. Along the arc of a circle curving to the left (radius = 545.00') (chord = 176.07', chord bearing = N 16° 01' 17" W), an arc distance of 176.84' to a point;
3. N 25° 19' 02" W, 200.01' to a point;
4. Along the arc of a circle curving to the left (radius = 475.00') (chord = 233.25', chord bearing = N 39° 31' 49" W), an arc distance of 235.66' to a point;
5. N 53° 44' 36" W, 114.99' to a point;
6. Along the arc of a circle curving to the left (radius = 425.00') (chord = 127.82', chord bearing = N 62° 23' 32" W), an arc distance of 128.30' to a point;
7. N 71° 02' 26" W, 182.93' to a point;

8. N 64° 57' 51" W, 204.61' to a point;
9. Along the arc of a circle curving to the left (radius = 350.00') (chord = 168.68', chord bearing = N 78° 54' 28" W), an arc distance of 170.35' to a point;
10. S 87° 08' 55" W, 85.18' to a point;
11. Along the arc of a circle curving to the right (radius = 225.00') (chord = 105.31', chord bearing = N 79° 19' 04" W), an arc distance of 106.29' to a point;
12. N 65° 47' 03" W, 243.43' to a point;
13. Along the arc of a circle curving to the right (radius = 245.00') (chord = 237.24', chord bearing = N 36° 49' 33" W), an arc distance of 247.65' to a point;
14. N 07° 52' 03" W, 351.37' to a point;
15. N 05° 11' 35" W, 147.17' to a point;
16. N 11° 39' 14" W, 109.67' to a point;
17. Along the arc of a circle curving to the left (radius = 425.00') (chord = 311.84', chord bearing = N 33° 10' 37" W), an arc distance of 319.30' to a point;
18. N 54° 42' 00" W, 37.68' to a point;
19. N 10° 26' 17" W, 252.23' to a point;
20. N 37° 36' 37" W, 248.38' to a point;
21. Along the arc of a circle curving to the right (radius = 830.00') (chord = 129.16', chord bearing = N 33° 08' 52" W), an arc distance of 129.29' to a point;
22. N 28° 41' 07" W, 356.00' to a point;
23. Along the arc of a circle curving to the left (radius = 350.00') (chord = 130.71', chord bearing = N 39° 26' 49" W), an arc distance of 131.48' to a point;
24. N 50° 12' 32" W, 246.80' to a point;
25. N 63° 56' 17" W, 108.82' to a point;
26. Along the arc of a circle curving to the left (radius = 150.00') (chord = 67.45', chord bearing = N 76° 55' 54" W), an arc distance of 68.03' to a point;
27. N 89° 55' 31" W, 535.10' to a point;
28. N 89° 58' 22" W, 221.46' to a point;
29. Along the arc of a circle curving to the left (radius = 235.00') (chord = 275.93', chord bearing = S 54° 04' 35" W), an arc distance of 294.91' to a point;
30. S 18° 07' 31" W, 185.56' to a point;
31. Along the arc of a circle curving to the left (radius = 336.81') (chord = 172.60', chord bearing = S 03° 16' 44" W), an arc distance of 174.55' to a point;
32. Along the arc of a circle curving to the right (radius = 215.00') (chord = 250.02', chord bearing = S 23° 59' 07" W), an arc distance of 266.82' to a point;
33. S 59° 32' 16" W, 225.93' to a point;
34. S 69° 30' 06" W, 325.39' to a point;
35. S 42° 55' 32" W, 126.26' to a point;
36. Along the arc of a circle curving to the right (radius = 100.00') (chord = 77.14', chord bearing = S 65° 36' 41" W), an arc distance of 79.19' to a point;
37. S 88° 17' 51" W, 110.71' to a point;
38. Along the arc of a circle curving to the right (radius = 180.00') (chord = 168.56', chord bearing = N 63° 47' 02" W), an arc distance of 175.42' to a point;
39. N 35° 51' 55" W, 160.89' to a point;
40. N 28° 20' 22" W, 260.11' to a point;
41. N 16° 28' 43" W, 327.85' to a point;
42. N 23° 44' 01" W, 182.64' to a point, a corner for the aforesaid lands known as Premises A;

THENCE still along the title lines of said easement and said vacated road, the twelve (12) following described courses and distances:

1. N 23° 44' 01" W, 127.53' to a point;
2. Along the arc of a circle curving to the left (radius = 180.00') (chord = 303.92', chord bearing = N 81° 19' 17" W), an arc distance of 361.84' to a point;
3. S 41° 05' 26" W, 200.80' to a point;

4. S 38° 35' 57" W, 259.33' to a point;
5. S 45° 17' 00" W, 314.29' to a point;
6. S 37° 28' 20" W, 334.01' to a point;
7. S 47° 22' 34" W, 221.77' to a point;
8. S 40° 53' 01" W, 174.72' to a point;
9. S 51° 17' 58" W, 193.36' to a point;
10. S 41° 10' 42" W, 227.72' to a point;
11. Along the arc of a circle curving to the right (radius = 263.00') (chord = 204.44', chord bearing = S 64° 03' 00" W), an arc distance of 209.97' to a point;
12. S 86° 55' 18" W, 220.91' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 66.8385 acres of land, be the same more or less.

Premises C - Phase 1 (U.P.I. 71-4-32.3) and Premises D - Phase 1 (U.P.I. 72-6-1), known as #2057 Chesterville Road (Source of Title: Deed Book 4158, Page 1495).

BEGINNING at a point in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #2003 Chesterville Road now or formerly of Rosemary Pushkarewicz (Deed Book 8728, Page 1624) (U.P.I. 71-4-32), said point being further located along the title lines of said Chesterville Road the three (3) following described courses and distances from the point of intersection formed by the title line of said Chesterville Road with the title line of another section of Chesterville Road at 33' wide, at the southerly terminus of the title line of Lewisville Road at 33' wide:

1. N 78° 03' 12" E, 185.07' to a point;
2. N 53° 47' 12" E, 366.29' to a point; and
3. N 71° 09' 12" E, 340.81.

THENCE from the said point of beginning along the title line of said Chesterville Road, N 71° 09' 12" E, 265.91' to a point, a corner for lands known as #2097 Chesterville Road, now or formerly of Michael E. Chaga and Doris J. Chaga his wife (Deed Book 3781, Page 1752) (U.P.I. 71-4-32.2 and U.P.I. 72-6-1.2);

THENCE by the same, S 33° 27' 48" E, 1605.87' to a point (iron pin call), a corner for Phase 2 lands known as #99 Bullock Road, now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE by the same, S 44° 44' 34" W, 782.85' to a point, said point being a common corner for the premises herein being described, said lands known as #99 Bullock Road, Premises B, and lands known as #1075 Chesterville Road, now or formerly of David Cooper and Sharon S. Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2);

THENCE along said lands known as #1075 Chesterville Road, N 79° 28' 33" W, 810.16' to a point, a corner for lands known as #2001 Chesterville Road, now or formerly of Charles G. Woods and Lois A. Woods his wife (Deed Record Q, Volume 40, Page 991) (U.P.I. 71-4-31);

THENCE by the same, N 06° 18' 48" W, 652.55' to a point, a corner for said lands known as #2003 Chesterville Road;

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

1. N 71° 51' 12" E, 476.33' to a point; and

2. N 11° 08' 48" W, 881.53' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 33.6346 acres of land, be the same more or less.

Premises E - Phase 1 (U.P.I. 72-6-10), known as #401 Strickersville Road (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 premises herein being described and the subdivision of Mt. Olivet Farms (extended) (Microfilm No. 1408) said point being further located the three (3) following described courses and distances from the westerly end of a 25.00' radius junction curve joining the northerly side of said Strickersville Road with the westerly side of Peter Christopher Drive at 50' wide:

1. S 10° 34' 49" W, 13.58' to a point in the title line of said Strickersville Road;
2. THENCE by the same, N 79° 25' 11" W, 87.91' to an angle point; and
3. Along another title line of Strickersville Road, N 79° 54' 11" W, 112.74'.

THENCE from the said point of beginning, continuing along the bed and title lines of Strickersville Road the two (2) following described courses and distances:

1. N 80° 18' 01" W, 519.80' to a point; and
2. N 84° 49' 31" W, 470.28' to a point, a corner for lands known as #421 Strickersville Road now or formerly of Ronald M. Basara (Deed Book 5135, Page 319) (U.P.I. 72-6-11);

THENCE by the same, N 05° 33' 36" E, 294.47' to a point;

THENCE still by the same and along lands known as #423 Strickersville Road now or formerly of James E. Nowland (Deed Book 5113, Page 741) (U.P.I. 72-6-12), N 77° 06' 45" W, 437.88' to a point, a corner for Phase 2 lands known as #99 Bullock Road, now or formerly of Delaware Trust Company and trustee for George Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE by the same (along new title lines for Mt. Olivet Road, at 33' wide), the eight (8) following described courses and distances:

1. N 10° 22' 42" W, 454.24' to a point;
2. N 10° 44' 27" E, 481.21' to a point;
3. N 28° 03' 06" E, 1020.62' to a point;
4. N 22° 22' 46" E, 237.42' to a point;
5. N 08° 55' 54" E, 159.65' to a point;
6. N 14° 01' 33" E, 607.00' to a point;
7. N 14° 47' 21" W, 384.05' to a point; and
8. N 36° 03' 37" W, 230.03' to a point in the bed of Walker Road at 33' wide;

THENCE along the title line of said Walker Road, S 85° 18' 09" E, 56.76' to a point (iron pin call), a corner for lands known as #2 Johnson Lane now or formerly of John R. Griffith and Ann P. Griffith his wife (Deed Record P, Volume 65, Page 386) (U.P.I. 72-6-8.44);

THENCE by the same, S 40° 05' 09" E, 439.64' to a point (iron pin call);

THENCE still by the same, and along lands known as #10 Ways Run now or formerly Jeffrey D. Bennett and Juanita S. Bennett his wife (Deed Record Z, Volume 63, Page 521) (U.P.I. 72-6-8.57), S 05° 56' 51" W, 1054.09' to a point (iron pin call);

THENCE still along said lands known as #10 Ways Run, S 42° 57' 35" E, 473.49' to a point (Iron pin call);

THENCE still along said lands known as #10 Ways Run and along said subdivision of Mt. Olivet Farms, S 08° 16' 00" E, 2150.90' to a point in the said bed of Strickersville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 59.0579 acres of land, being the same more or less.

As to Premises A, B and E

Being part of the same premises which Springlawn Corporation, a Pennsylvania corporation by Deed dated 10-18-1978 and recorded 10-21-1978 in Chester County in Deed Book W 53 Page 573 conveyed unto George Strawbridge, Jr., Individually, an undivided seventy (70%) percent interest and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr., dated 1-20-1971, the remaining thirty (30%) percent interest as a tenancy in common as to the whole thereof, in fee.

Also being part of the same premises which vested in Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, thirty percent interest, by Certificate of Award of Real Estate, Trust Inter Vivos: George Strawbridge, Jr., Settlor No. 84664 by the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery dated 8-7-1984 and recorded 8-23-1984 in Deed Book B 64 page 175.

As to Premises C and D

Being the same premises, which Jane F. Trimble by Deed dated 3-31-1977 and recorded 4-2-1997 in Chester County in Record Book 4158 Page 1495 conveyed unto George Strawbridge, Jr., in fee.

**Strawbridge II - Phase 2 Property - consists of one parcel of land described as follows:**

That certain tract of land situate in Elk Township, New London Township and Franklin Township, Chester County, Commonwealth of Pennsylvania, identified as Uniform Parcel Identifier No. 72.6.4 and known as #99 Bullock Road, as more particularly described below, shown September 26, 2017, prepared by Transition Engineering Surveying for The Conservation Fund, known as Strawbridge Phase II, Project No 294.02.01.

(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 bridge over Big Elk Creek, and further located by the title line of said Strickersville Road, N 69° 30' 51" E, 474.02' from its point of intersection formed with the title centerline of Springlawn Road T-354 vacated, said point being in the southerly terminus of a public trail easement at 33' wide.

THENCE from the said point of beginning, along said Premises B and along new title (tie)

lines of Big Elk Creek, the forty-four (44) following described courses and distances:

1. N 35° 00' 10" E, 49.64' to a point;
2. N 20° 15' 51" E, 124.86' to a point;
3. N 32° 08' 25" W, 141.01' to a point;
4. N 68° 35' 19" W, 225.52' to a point;
5. N 53° 42' 31" W, 450.90' to a point;
6. N 69° 58' 20" W, 722.25' to a point;
7. N 78° 05' 35" W, 494.00' to a point;
8. N 21° 56' 11" W, 208.51' to a point;
9. N 51° 04' 59" W, 86.98' to a point;
10. N 18° 10' 41" W, 316.20' to a point;
11. N 14° 13' 18" W, 363.08' to a point;
12. N 15° 45' 23" E, 362.93' to a point;
13. N 04° 11' 42" E, 534.08' to a point;
14. N 15° 10' 32" W, 87.18' to a point;
15. N 13° 01' 47" W, 138.20' to a point;
16. N 43° 19' 31" W, 235.57' to a point;
17. N 74° 20' 31" W, 302.37' to a point;
18. N 41° 46' 56" W, 369.15' to a point;
19. S 78° 03' 10" W, 111.54' to a point;
20. N 77° 38' 15" W, 250.88' to a point;
21. N 74° 32' 54" W, 170.50' to a point;
22. N 84° 17' 05" W, 150.48' to a point;
23. N 32° 20' 03" W, 167.44' to a point;
24. N 83° 58' 21" W, 228.35' to a point;
25. N 81° 36' 22" W, 210.89' to a point;
26. N 34° 00' 01" W, 128.70' to a point;
27. N 69° 20' 47" W, 132.00' to a point;
28. S 84° 25' 34" W, 146.37' to a point;
29. S 54° 58' 01" W, 237.29' to a point;
30. S 24° 31' 14" W, 114.90' to a point;
31. S 23° 26' 54" E, 139.08' to a point;
32. S 06° 34' 29" E, 666.92' to a point;
33. S 13° 53' 09" E, 194.74' to a point;
34. S 17° 11' 40" W, 99.01' to a point;
35. S 36° 17' 09" W, 217.50' to a point;
36. S 64° 53' 11" W, 130.54' to a point;
37. S 89° 14' 08" W, 115.53' to a point;
38. S 72° 51' 22" W, 177.80' to a point;
39. N 62° 40' 24" W, 160.48' to a point;
40. N 40° 43' 49" W, 141.24' to a point;
41. N 23° 53' 55" W, 460.54' to a point;
42. N 14° 26' 10" W, 397.54' to a point;
43. N 28° 51' 08" W, 347.66' to a point in the centerline of said Big Elk Creek; and
44. N 67° 47' 50" W, 63.22' to a point, said point being a common corner for the phase herein being described said Premises B lands known as #1075 Chesterville Road, now or formerly of David Cooper and Sharon S. Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2), and Premises D;

THENCE along said Premises D, N 44° 44' 34" E, 782.85' to a point (iron pin call), a corner

for lands known as #770 Chesterville Road, now or formerly of Michael E. Chaga and Doris J. Chaga his wife (Deed Book 3781, Page 1752) (U.P.I. 72-6-1.2);

THENCE by the same the three (3) following described courses and distances:

1. N 59° 40' 06" E, 387.37' to a point (iron pin call);
2. N 50° 54' 34" E, 301.81' to a point (tree call); and
3. N 83° 16' 22" E, 293.86' to a point (iron pin call), a corner for Lot No. 18 of Southview Estates (Microfilm No. 8357);

THENCE along the rear lot lines of said Lot No. 18, the three (3) following described courses and distances:

1. N 46° 57' 13" E, 284.39' to a point (iron pin call);
2. N 50° 29' 03" E, 187.62' to a point (iron pin call); and
3. N 67° 15' 23" E, 231.82' to a point (iron pin call), a rear corner for Lot No. 17 of said Southview Estates;

THENCE along the rear lot line of said Lot No. 17, and along the rear lot lines of Lot Nos. 16, 10, 9, and 8, N 82° 03' 32" E, 1584.08' to a point (concrete monument call), a rear corner for Lot No. 4 of the subdivision of Newline Homes (Microfilm No. 17347);

THENCE along the rear lot lines of said Lot No. 4 and Lot No. 5 of said Newline Homes, N 79° 29' 02" E, 449.98' to a point (concrete monument call), a rear corner for Lot No. 13 of Hunters Crossing (Microfilm No. 8668);

THENCE along the rear lot line of said Lot No. 13, in part, N 80° 07' 32" E, 326.16' to a point (iron pin call), a corner for Lot Nos. 12, 13, and 14 of the Raymond L. Riale Subdivision (Microfilm No. 690) known as #20 Bullock Road;

THENCE by the same S 03° 48' 32" W, 334.84' to a point (iron pin call);

THENCE still along said lands known as #20 Bullock Road and along Lot No. 15 of the said Raymond L. Riale Subdivision, known as #17 Bullock Road, S 00° 19' 28" E, 225.12' to a point (iron pin call);

THENCE still along said lands known as #17 Bullock Road, the two (2) following described courses and distances:

1. S 07° 41' 32" W, 196.00' to a point (iron pin call); and
2. S 03° 29' 32" W, 455.18' to a point (iron pin call);

THENCE still along lands known as #17 Bullock Road, and along Lot No. 6 known as #7 Bullock Road, in part, S 89° 25' 28" E, 626.16' to a point (iron pin call);

THENCE still along said lands known as #7 Bullock Road, in part, and along Lot No. 5 of the said Raymond L. Riale Subdivision, S 88° 51' 28" E, 580.03' to a point (iron pin call), a corner for lands known as #224 Walker Road, now or formerly of Alan R. Bow (Deed Book 3826, Page 1539) (U.P.I. 72-6-7.1);

THENCE along said lands known as #224 Walker Road, and along lands known as #240 and #208 Walker Road, now or formerly of Christopher Davalos and Laura Davalos his wife (Deed Book 8009, Page 347) (U.P.I. 72-6-7 and U.P.I. 72-6-7.2), S 89° 05' 32" E,

1201.80' to a point, a corner for lands known as #207 Walker Road, now or formerly of Mt. Olivet Church (U.P.I. 72-6-3);

THENCE by the same, the seven (7) following described courses and distances:

1. S 02° 48' 39" E, 83.52' to a point;
2. N 86° 00' 21" E, 270.00' to a point;
3. N 29° 28' 09" W, 76.20' to a point;
4. N 39° 17' 09" W, 94.89' to a point;
5. S 88° 32' 21" W, 112.37' to a point;
6. N 44° 28' 51" E, 131.16' to a point; and
7. N 76° 49' 51" E, 93.81' to a point, a corner for Premises E known as #401 Strickersville Road, now or formerly of Delaware Trust Co. and trustee for George Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-10);

THENCE by the same (along the bed and new title lines for Mt. Olivet Road, at 33' wide), the nine (9) following described courses and distances:

1. S 36° 03' 37" E, 230.03' to a point;
2. S 14° 47' 21" E, 384.05' to a point;
3. S 14° 01' 33" W, 607.00' to a point;
4. S 08° 55' 54" W, 159.65' to a point;
5. S 22° 22' 46" W, 237.42' to a point;
6. S 28° 03' 06" W, 1020.62' to a point;
7. S 10° 44' 27" W, 481.21' to a point;
8. S 10° 22' 42" E, 454.24' to a point; and
9. S 05° 05' 28" E, 425.74' to a point near or in the bed of Strickersville Road;

THENCE near or in the bed of Strickersville Road, S 55° 23' 18" W, 22.86' to a point (1" pipe call) a corner for lands known as #511 Strickersville Road, now or formerly of Zachary Wilson and Amy R. Wilson his wife (Deed Book 726, Page 1567) (U.P.I. 72-6-6.1);

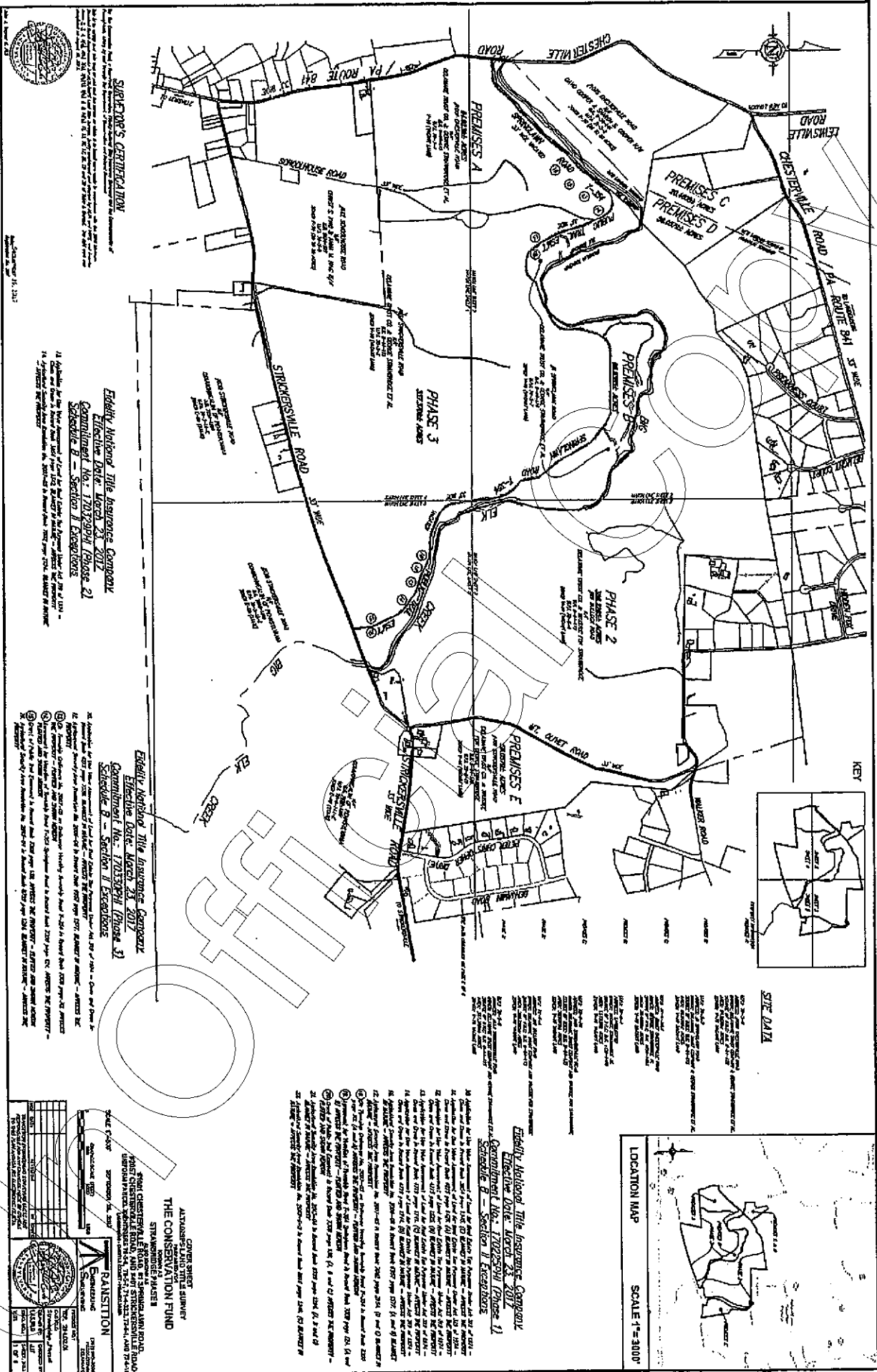
THENCE by the same, the eleven (11) following described courses and distances:

1. S 79° 45' 58" W, 588.35' to a point;
2. S 79° 20' 42" W, 88.07' to a point;
3. S 43° 06' 02" W, 90.80' to a point;
4. S 24° 21' 19" E, 131.82' to a point;
5. S 04° 44' 39" E, 48.70' to a point;
6. S 18° 19' 41" W, 52.00' to a point;
7. S 31° 54' 41" W, 25.00' to a point;
8. S 17° 24' 41" W, 15.00' to a point;
9. S 00° 45' 19" E, 30.00' to a point;
10. S 36° 04' 41" W, 43.00' to a point; and
11. S 52° 21' 11" W, 43.94' to a point in the title centerline of Strickersville Road;

THENCE by the same, S 69° 30' 51" W, 38.10' to a point, a corner for said Premises B, the first mentioned point and place of beginning.

The Strawbridge II - Parcel 1 and Parcel 2 CONTAINING with said described metes and bounds 386.2285 acres of land, being the same more or less.





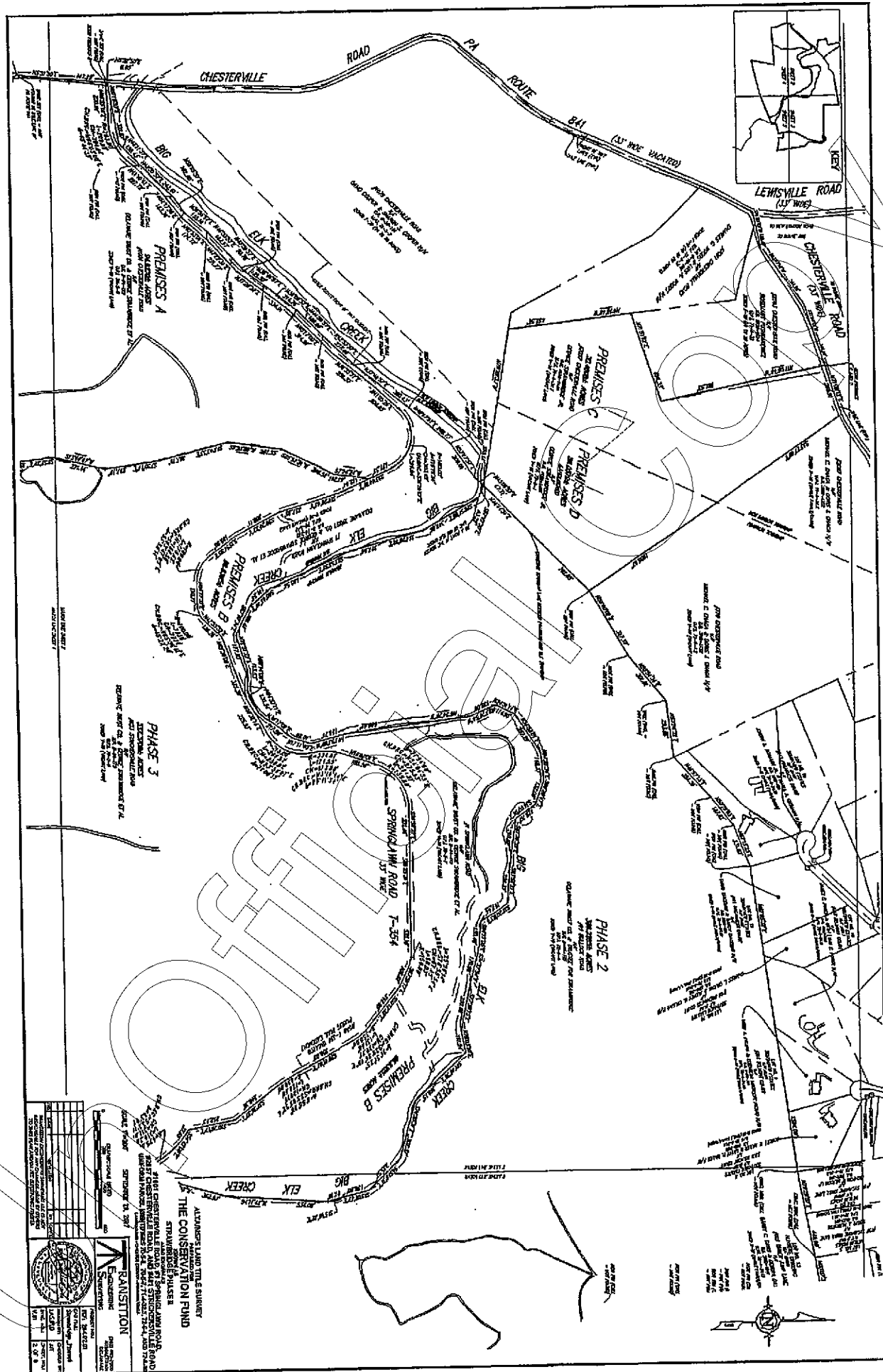
**SARGENT & Lundy**  
 ENGINEERS  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.S&L.COM

**Equity National Title Insurance Company**  
 Executive Order: March 23, 2017  
 Commitment No. 17032904 (Phase 2)  
 Schedule B - Section 1 Exemptions

**Equity National Title Insurance Company**  
 Executive Order: March 23, 2017  
 Commitment No. 17032904 (Phase 3)  
 Schedule B - Section 1 Exemptions

**COVER SHEET**  
 ATTACHED LAND WITH A SURVEY  
 THE CONSERVATION FUND  
 STRICKERSVILLE PHASE 1

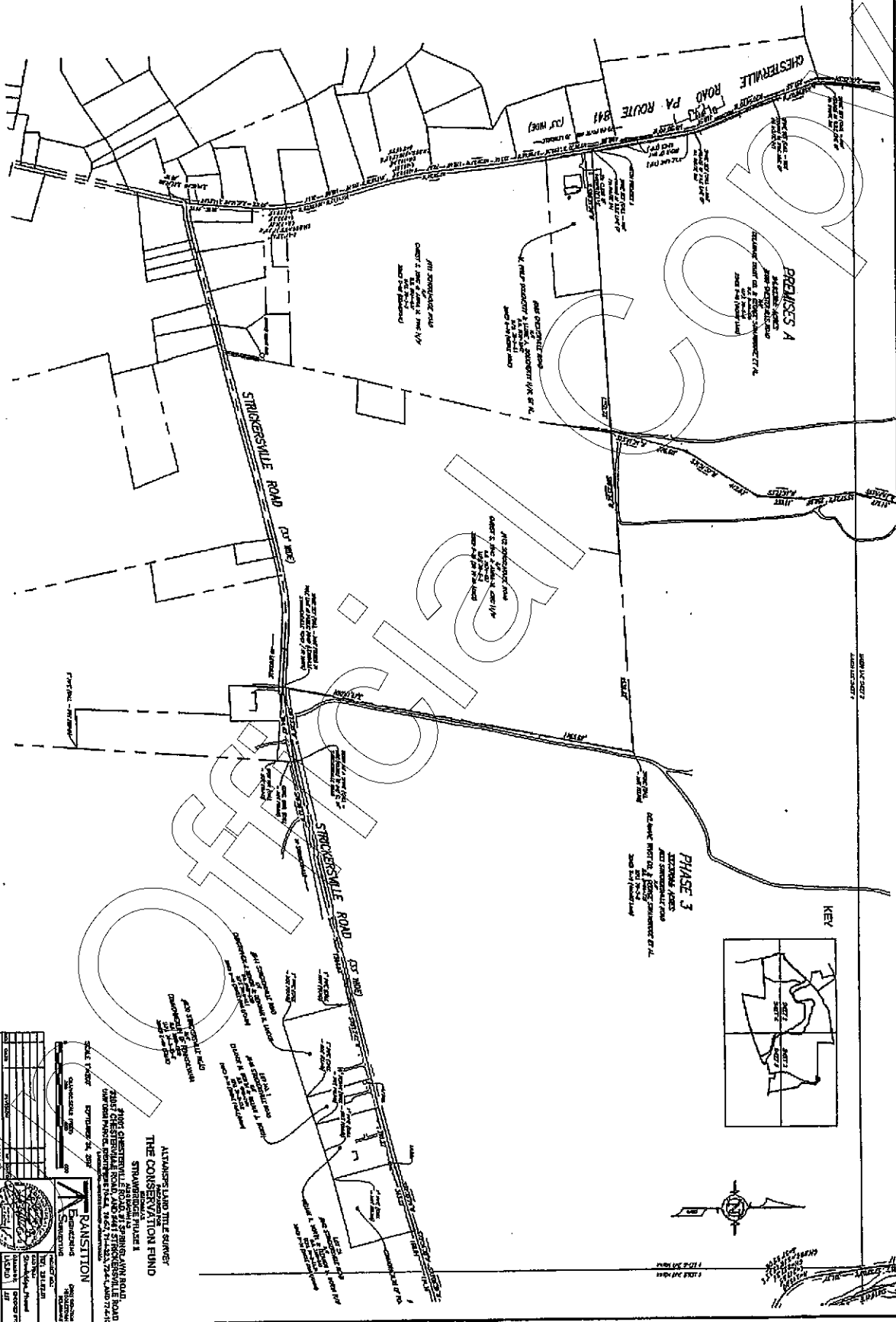
**PANSTON**  
 ENGINEERS  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.PANSTON.COM



ALBANY'S LAND TRUST'S GUILFORD  
 STRAWBERRY PHASE 3  
 THE CONSERVATION FUND  
 RAUNSTON  
 FOUNDATION  
 SUBMITTER  
 PROJECT NO. 18-001  
 DATE: 11/21/2018  
 SCALE: AS SHOWN  
 SHEET NO. 18 OF 23  
 PROJECT NO. 18-001







**SCALE** 1" = 200'

**DATE** 11/21/2018

**PROJECT** ATTAPULSAND TITLE SURVEY  
 THE CONSERVATION FUND  
 STRICKERSVILLE PHASE 1

**OWNER** THE STATE OF OHIO  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND MANAGEMENT

**DESIGNER** RAINSTON

**PROJECT NO.** 11640409 B

**DATE** 11/21/2018

**SCALE** 1" = 200'

**DATE** 11/21/2018

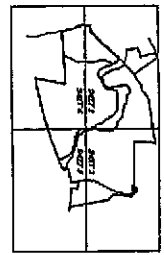
**PROJECT** ATTAPULSAND TITLE SURVEY  
 THE CONSERVATION FUND  
 STRICKERSVILLE PHASE 1

**OWNER** THE STATE OF OHIO  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND MANAGEMENT

**DESIGNER** RAINSTON

**PROJECT NO.** 11640409 B

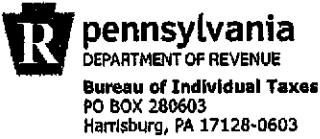
**DATE** 11/21/2018



11/21/2018 09:40:47 AM  
 11640409 B: 9847 P: 333 DEE



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 ZIP Code MD 21403

**B. TRANSFER DATA**

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

**C. REAL ESTATE LOCATION**

Street Address Phase 1 and Phase 2		City, Township, Borough Elk, New Londer and Franklin Township	
County Chester	School District Avon Grove SD and Oxford Area SD	Tax Parcel Number See Attached	

**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 2,892,220.00	5. Common Level Ratio Factor x 1.89	6. Computed Value = 5,466,295.80

**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 %
--	---	---

**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 By: Jodi R. O'Day, Vice President	Date 11/15/18
--	------------------

**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

GRANTOR: The Conservation Fund

GRANTEE: The Commonwealth of Pennsylvania, acting by and through The Department of Conservation and Natural Resources

<u>Tax Parcel Number</u>	<u>Assessed Value</u>	<u>Township</u>
70-5-6	\$222,130.00	Elk
70-5-7	\$151,410.00	Elk
71-4-32.3	\$287,710.00	New London
72-6-1	\$85,870.00	Franklin
72-6-10	\$340,570.00	Franklin
72-6-4	\$1,804,530.00	Franklin
TOTAL ASSESSED VALUE	\$2,892,220.00	