

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5667 PG 01192 to 01198.1
INSTRUMENT # : 2007121068
RECORDED DATE: 10/04/2007 10:01:30 AM



0205897-0017W

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 8

Document Type: Deed
Document Date: 09/07/2007
Reference Info: PHILA PROTECTORY FOR
BOYS/MONTGOMERY COUNTY

Transaction #: 149130 - 3 Doc(s)
Document Page Count: 6
Operator Id: estaglia

RETURN TO: (Simplifile)
Landamerica
1700 Market St 21st Floor
Philadelphia, PA 19103
(215) 241-6184

SUBMITTED BY:
Landamerica
1700 Market St 21st Floor
Philadelphia, PA 19103
(215) 241-6184

* PROPERTY DATA:

Parcel ID #: 43-00-10723-03-4
Address:
Municipality: Lower Providence Township
School District: Methacton

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$4,100,000.00

DEED BK 5667 PG 01192 to 01198.1
Recorded Date: 10/04/2007 10:01:30 AM

FEES / TAXES:

Recording Fee: Deed	\$46.50
Affidavit Fee	\$1.50
Additional Pages Fee	\$4.00
Affordable Housing Pages	\$4.00
State RTT	\$41,000.00
Lower Providence Township RTT	\$20,500.00
Methacton School District RTT	\$20,500.00
Total:	\$82,056.00

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

EXHIBIT A

PREPARED BY:

LandAmerica Financial Group, Inc.
1700 Market Street, Suite 2110
Philadelphia, PA 19103
215-241-6236

RETURN TO:

LandAmerica Financial Group, Inc.
1700 Market Street, Suite 2110
Philadelphia, PA 19103
215-241-6236

PARCEL NO.: 43-00-10723-03-4 (N)

DEED

1976078MA/11055366

Pawlings Road
Tract 1, 2, 3A and 5
Lower Providence Township
Montgomery County

Prepared by:

Claudia M. Becker, Esquire
Ballard Spahr Andrews & Ingersoll, LLP
Philadelphia, PA 19103

Record and Return to:

LandAmerica Commercial Services
1700 Market Street
Suite 2110
Philadelphia, PA 19103
File No. PHL-07-22293HSE
Tax Parcel #43-00-10723-03-4 (N)

Deed

11055366

This Indenture, made the 1st day of September, 2007,

Between

THE PHILADELPHIA PROTECTOR FOR BOYS, a/k/a The St. Gabriel's System, a Pennsylvania not-for-profit corporation

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

NATIONAL CENTER FOR THE AMERICAN REVOLUTION, a Pennsylvania not-for-profit corporation,

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Million One Hundred Thousand Dollars (\$4,100,000.00)** 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, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

All that Certain lot or piece of land, situate in the Township of Lower Providence, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for Philadelphia Protector for Boys by Associated Engineering Consultants Incorporated, dated January 5, 2007, last revised June 22, 2007, recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on August 16, 2007, in Plan Book 0029 at page 00103, as follows to wit:

07-22292 (11-055 366)

3 of 3

Beginning at a point along the Southern right-of-way line of Pawlings Road with a line curving to the left having a radius of 3889.72' and an arc length of 444.26' and a chord of North 74°20'09" East a distance of 444.02' to a point along the intersection of the Southern right-of-way line of Pawlings Road and the westerly required right-of-way for the Pennsylvania Schuylkill Valley Railroad; Thence with a line curving to the left having a radius of 1770.01' and an arc length of 376.72' and a chord of South 28°50'51" East a distance of 376.01' to a point; Thence North 55°03'19" East a distance of 10.00' to a point; Thence with a line curving to the left having a radius of 1760.01' and an arc length of 275.35' and a chord of South 39°25'36" East a distance of 275.07' to a point; Thence South 64°52'56" East a distance of 122.37' to a point; Thence with a line curving to the left having a radius of 1720.01' and an arc length of 433.43' and a chord of South 54°56'12" East a distance of 432.28' to a point; Thence South 74°02'05" East a distance of 115.40' to a point; Thence with a line curving to the left having a radius of 1700.01' and an arc length of 423.65' and a chord of South 73°06'13" East a distance of 422.55' to a point; Thence with a line curving to the left having a radius of 2177.48' and an arc length of 629.00' and a chord of South 88°31'05" East a distance of 626.81' to a point; Thence North 83°12'34" East a distance of 125.93' to a point; Thence with a line curving to the right having a radius of 3527.29' and an arc length of 320.12' and a chord of North 85°04'31" East a distance of 320.01' to a point along lands of the United States of America; Thence South 00°16'19" West a distance of 425.21' to a point; Thence still along lands now or formerly of The United States of America South 75°42'54" West a distance of 591.57' to a point; Thence South 68°15'17" West a distance of 235.81' to a point; Thence South 64°05'06" West a distance of 201.57' to a point; Thence South 67°04'53" West a distance of 381.29' to a point; Thence South 60°07'10" West a distance of 391.51' to a point; Thence South 60°35'36" West a distance of 706.33' to a point; Thence South 60°55'30" West a distance of 500.15' to a point; Thence along a parcel of land taken by the National Park Service and being designated as Lot #1 in Plan Book 25, page 381 titled "Subdivision Plan" by Associated Engineering Consultants Incorporated of Wayne PA dated October 17, 2005; Thence North 52°39'13" East a distance of 125.00' to a point; Thence North 11°15'00" East a distance of 337.00' to a point; Thence North 63°55'00" West a distance of 82.00' to a point; Thence North 36°43'00" West a distance of 88.00' to a point; Thence North 17°30'00" West a distance of 677.00' to a point; Thence North 04°15'00" West a distance of 70.00' to a point; Thence North 10°30'00" East a distance of 918.00' to a point; Thence North 79°30'00" West a distance of 188.22' to a point; Thence along lands now or formerly of the United States of America North 09°52'59" East a distance of 364.30' and passing through a concrete monument on line at 362.27' to the point and place of beginning and containing 3,398,035 sq. ft. or 78.00 acres.

BEING Tract No. 1 on said plan.

Tax ID/Parcel No. 43-00-10723-03-4(N)

Being, as to part of the same premises which John Larzelere, Esquire High Sheriff by Deed dated February 19, 1902 and recorded March 8, 1902 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book Q Page 247, granted and conveyed unto Philadelphia Protectory for Boys, in fee.

Being, as to part of the same premises which Most Reverend Patrick John Ryan, Archbishop of Philadelphia by Deed dated March 11, 1903 and recorded March 19, 1903 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 499 Page 112, granted and conveyed unto Philadelphia Protectory for Boys, in fee.

Being, as to part of the same premises which Joseph B. Janeway and Jackie Janeway, et al, by Deed dated August 29, 1940 and recorded March 13, 1941 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 1384, Page 459, granted and conveyed unto Philadelphia Protectory for Boys, in fee.

Being, as to part of the same premises which Gordon Shepard and Jeanne Newhall Shepard, by Deed dated February 25, 1941 and recorded March 13, 1941 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 1384, Page 428, granted and conveyed unto Philadelphia Protectory for Boys, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, 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 described above, 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, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has caused this instrument to be duly executed.

Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

ATTEST:

THE PHILADELPHIA PROTECTOR FOR
BOYS, a not-for-profit corporation

By: James Amato
James Amato, Deputy Secretary

By: Rev. Msgr. Joseph A. Tracy
Rev. Msgr. JOSEPH A. TRACY, STD, MSW

Commonwealth of Pennsylvania
County of Philadelphia

AND NOW, this 7 day of September, 2007, before me, the undersigned Notary Public, appeared JOSEPH A. TRACY, who acknowledged himself to be the President of THE PHILADELPHIA PROTECTOR FOR BOYS, a/k/a THE ST. GABRIEL'S SYSTEM, a Pennsylvania not-for-profit corporation, and he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of The Philadelphia Protector for Boys, by signing the name of the corporation by himself as President thereof.

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

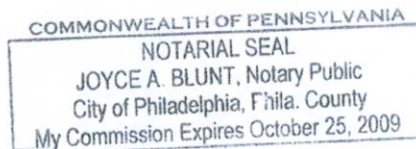
*Rev. Msg. Joseph A. Tracy

Joyce A. Blunt
Notary Public
My commission expires _____

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

800 The Safeguard Building
435 Devon Park Drive
Wayne, PA 19087-1945

Claudia M. Becker Esquire
On behalf of the Grantee



Deed

Parcel Tax # 43-00-10723-03-4 (N)

The Philadelphia Protectory for Boys,
a/k/a The St. Gabriel's System, a
Pennsylvania not-for-profit corporation

TO

National Center for the American Revolution,
a Pennsylvania not-for-profit corporation

Address:
Pawlings Road
Phoenixville, PA

Claudia M. Becker, Esquire
Ballard Spahr Andrews & Ingersoll, LLP
Philadelphia, PA 19103

COMMONWEALTH OF 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

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name

Telephone Number:

Claudia Becker @ Ballard Spahr

(215) 864-8711

Street Address

1735 Market Street, 51st Floor

City

Philadelphia

State

PA

Zip Code

19103

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Philadelphia Protectory for Boys

Grantee(s)/Lessee(s)

National Center for the American Revolution

Street Address

222 N. 17th Street

Street Address

800 The Safeguard Bldg., 435 Devon Park Drive

City

Philadelphia

State

PA

Zip Code

19103

City

Wayne

State

PA

Zip Code

19087

C. PROPERTY LOCATION

Street Address

Track 1, Pawlings Road

City, Township, Borough

Lower Providence

County

Montgomery

School District

Methacton

Tax Parcel Number

43-00-10723-03-4 (N)

D. VALUATION DATA

1. Actual Cash Consideration

4,100,000.00

2. Other Consideration

+ 0.00

3. Total Consideration

= 4,100,000.00

4. County Assessed Value *proposed after subdivision*

5. Common Level Ratio Factor

x 1.97

6. Fair Market Value *proposed after subdivision*

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

0%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (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. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

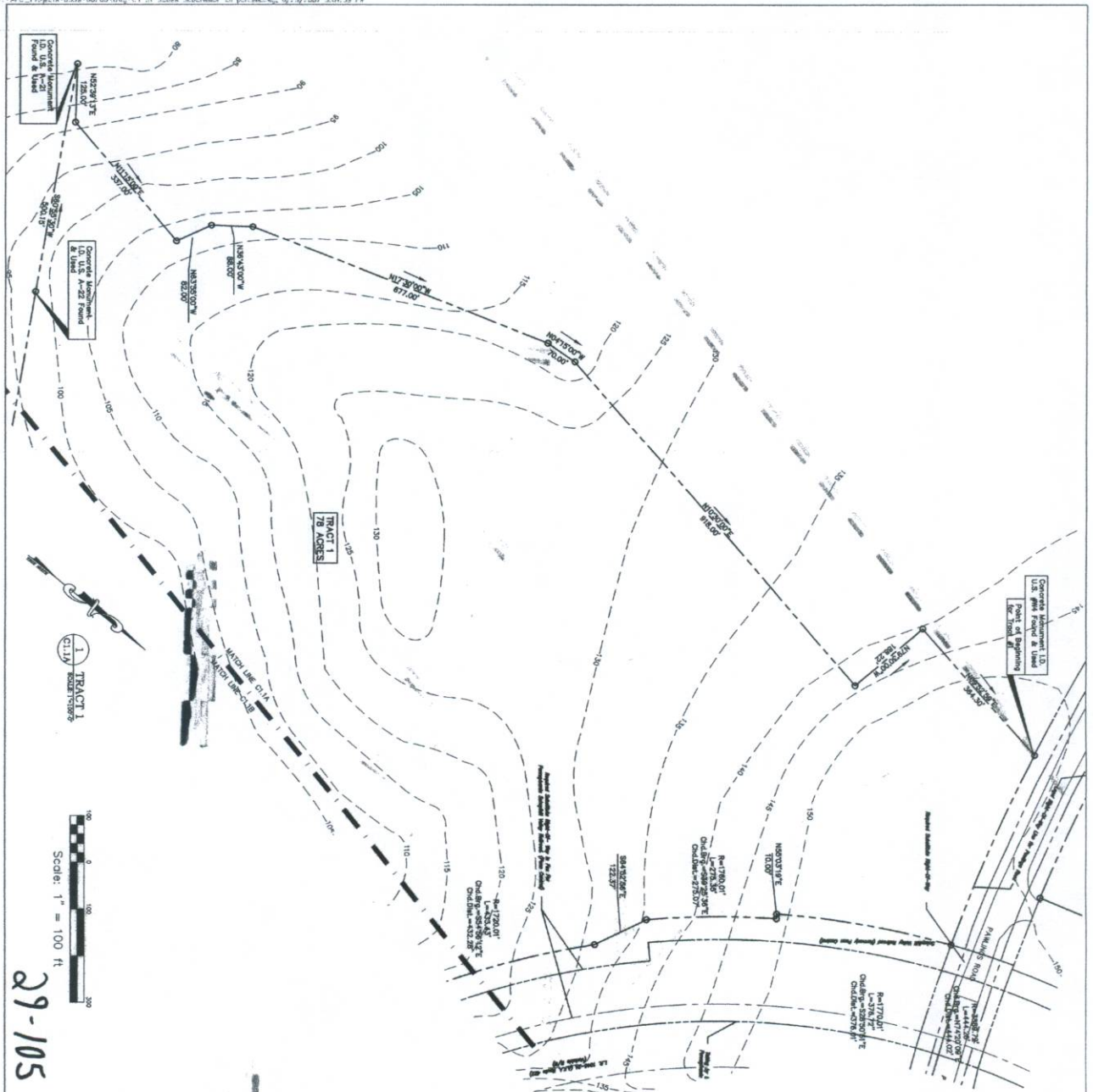
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

9/10/07

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



29-105

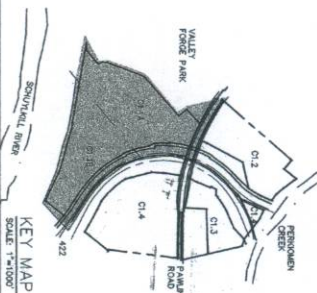


Table 2. *CESTRE* (area or group at low risk) in the Township of Lower Providence, County of Montgomery, and the Township of Upper Providence, Counties of Montgomery and Berks, Pennsylvania

[illegible]