



HISTORIC ABSTRACT

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Prepared by and Return to:

Historic Abstract
13 North Main Street
Ambler, PA 19002
215-654-1771

File No. 12066-LT

UPI # 27-6-145.4 ✓

FL

This Indenture, made the 6 day of May, 2011,

Between

DAVID C. PAUL, MAHBOOB KHAN AND ARUNA ELIZABETH KHAN

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

MAHBOOB KHAN AND ARUNA ELIZABETH KHAN

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


Witnesseth, that the said Grantors for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

Property Address: 20 Schofield Road Phoenixville, PA 19460 (See Exhibit A)

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 them, the said grantors, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, shall and will Warrant and Forever Defend.

 *Reah Hugaris*
RECORDER OF DEEDS

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

Mahboob Khan {SEAL}
Mahboob Khan
Aruna Elizabeth Khan {SEAL}
Aruna Elizabeth Khan

Commonwealth of Pennsylvania }
County of Chester } ss

On this, the 6 day of May, 2011, before me, the undersigned Notary Public, personally appeared **Mahboob Khan and Aruna Elizabeth Khan**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MELISSA M. HALFPENNY, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires March 24, 2012

Melissa M. Halfpenny
Notary Public
My commission expires _____

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

**20 Schofield Road
Phoenixville, PA 19460**

[Signature]

On behalf of the Grantees

GRANTOR: DAVID C. PAUL, MAHBOOB KHAN and ARUNA ELIZABETH KHAN

GRANTEE: Mahboob Khan and Aruna Elizabeth Khan

PREMISES: 20 Schofield Road Phoenixville, PA 19460

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

[Signature]

David C. Paul

{SEAL}

Commonwealth of Pennsylvania }
County of *Chester* } ss

On this, the 6 day of May, 2011, before me, the undersigned Notary Public, personally appeared **David C. Paul**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MELISSA M. HALFPENNY, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires March 24, 2012

Melissa M Halfpenny

Notary Public
My commission expires _____

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

**20 Schofield Road
Phoenixville, PA 19460**

[Signature]

On behalf of the Grantees

GRANTOR: DAVID C. PAUL, MAHBOOB KHAN and ARUNA ELIZABETH KHAN

GRANTEE: Mahboob Khan and Aruna Elizabeth Khan

PREMISES: 20 Schofield Road Phoenixville, PA 19460

12066-LT

Exhibit A

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Schuylkill, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Anderson Farm, made by ;Momenee and Associates, Civil Engineers and Land Surveyors, Bryn Mawr, Pennsylvania (610) 527-3030, dated 11/3/1998 recorded 6/4/2002 in Plan File No. 16237, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Schofield Road, said point being a corner of Lot No. 14; thence extending from said beginning point along Lot No. 14 South 15 degrees, 25 minutes, 23 seconds West, 429.70 feet to a point in line of land now or formerly of Michael J. Civatella and Barbara N. Civatella (Deed Book 4082 page 2255); thence extending along the same North 52 degrees, 36 minutes, 58 seconds West, 354.69 feet to a point, a corner of Lot No. 3; thence along the same North 37 degrees, 03 minutes, 14 seconds East, 321.55 feet to a point of curve on the Southwesterly side of Schofield Road; thence along the same the (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 605.00 feet, the arc distance of 158.39 feet to a point of tangent and (2) South 80 degrees, 04 minutes, 37 seconds East, 47.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on said Plan.

Being the same premises which Paragon Relocation Resources, Inc., a Delaware Corporation, by Deed dated 12/17/08 and recorded 2/10/09 in Chester County in Record Book 7587 Page 1050 conveyed unto David C. Paul, Mahboob Khan and Aruna Elizabeth Khan, husband and wife, in fee.

GRANTOR: DAVID C. PAUL, MAHBOOB KHAN and ARUNA ELIZABETH KHAN

GRANTEE: Mahboob Khan and Aruna Elizabeth Khan

PREMISES: 20 Schofield Road Phoenixville, PA 19460

Deed

UPI # UPI 27-6-145.4

David C. Paul, Mahboob Khan and Aruna
Elizabeth Khan

TO

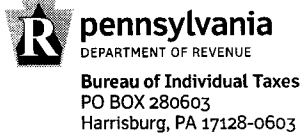
Mahboob Khan and Aruna Elizabeth Khan

Historic Abstract
13 North Main Street
Ambler, PA 19002
Phone 215-654-1771 Fax 215-654-1774

HISTORIC ABSTRACT

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REALTY TRANSFER STATEMENT OF VALUE
HISTORIC ABSTRACT

Book Number
Page Number
Date Recorded

See reverse for instructions.

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	Telephone Number:		
Historic Abstract	(215) 654-1771		
Mailing Address	City	State	ZIP Code
13 N. Main Street	Ambler	PA	19002

B. TRANSFER DATA

C. Date of Acceptance of Document 5/6/2011

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Mahboob Khan, Aruna Elizabeth Khan, David C. Paul	Mahboob Khan, Aruna Elizabeth Khan		
Mailing Address	Mailing Address		
20 Schofield Road	20 Schofield Road		
City	City	State	ZIP Code
Phoenixville	Phoenixville	PA	19460

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
20 Schofield Road	Schuylkill Township	
County	School District	Tax Parcel Number
Chester	Phoenixville Area School District	27-6-145.4

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 583,000.00	5. Common Level Ratio Factor X 1.81	6. Fair Market Value = 1,055,230.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 351,743.33	1b. Percentage of Grantor's Interest in Real Estate 33.33%	1c. Percentage of Grantor's Interest Conveyed 33.33%
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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.) David C. Paul is transferring his 1/3% interest to Mahboob Khan and Aruna Elixabeth Khan

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
	5/6/2011

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