

This indenture made the eighth day of April in the year of our Lord one thousand nine hundred and eleven (1911) between Franklin D. Summers of the City of New York, State of New York, unmarried (hereinafter called the grantor of the one part) and

The Augustinian College of the State of New York (hereinafter called the grantee) of the other part.

Witnesseth that the said grantor for and in consideration of the sum of One dollar (and other good and valuable considerations) lawful money of the United States of America, unto him well and truly paid by the said grantee at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents doth grant, bargain, sell, claim, release and confirm unto the said grantee, its successors and assigns.

All that certain tract or piece of land situate in the Township of Red Bank, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, on the twenty fourth day of April A. D. 1905, as follows to wit:

Beginning at a spike in the middle of Lancaster Avenue a corner of land of Dr. George F. Baker, thence by said Baker's land South sixty six (66) degrees twenty four minutes (24) West six hundred and sixty six (666) feet to a stake; thence continuing partly by said Baker's land and partly by land of George F. McFadden, South sixty six (66) degrees forty five (45) minutes West one thousand one hundred and twenty three (23) feet to a stone; thence by said McFadden's land North and twenty three (23) degrees thirty eight (38) minutes West eight hundred and eighty and eight tenths (818.8) feet to a stake in the middle of St. Ann Avenue, passing over a stone one and five tenths (1.5) feet from said stake; thence along the middle line of said Avenue, by land now or formerly of Joseph M. Dehan and others, North sixty six (66) degrees twenty six (26) minutes East four hundred and thirty six (36) feet to a stone; thence continuing by the East corner of said land, North twenty four (24) degrees six (6) minutes West eight hundred and eighty four and three tenths (864.3) feet to a stake a corner of land of Mrs. John Kent Kane; thence by the East corner of said land North nineteen (19) degrees two (2) minutes East three hundred and thirty six (36) degrees forty five (45) tenths (76.45) feet to a spike in the middle of Lancaster Avenue a corner of the same along the middle line of said Avenue by other land of the Augustinian College of Philadelphia the next following courses and distances to wit: South twenty degrees forty two (42) minutes East one hundred and fifty two (52) feet to a spike South sixty six (66) degrees fifty seven (57) minutes East two hundred and thirty one (31) feet to a spike; thence South sixty (60) degrees forty eight minutes (48) East two hundred and thirty (30) feet to a spike; South sixty two (62) degrees three (3) minutes East two hundred (200) feet to a spike; South sixty one (61) degrees one (1) minute East one hundred and fifty (150) feet to a spike at the intersection of the middle line of said St. Ann Avenue and St. Ann Avenue and thence South forty one (41) degrees six (6) minutes East eight hundred and sixty nine (869) feet to the place of beginning containing fifty one and twenty eight one hundredths (51.28) acres.

Being one of the same several premises which L. Everett Spraul, High Sheriff by Deed Poll bearing date the thirtieth day of March A. D. 1910 and recorded in the Office for the Recording of Deeds in and for the County of Delaware at Philadelphia Book C. No. 14 page 148 granted and conveyed unto the said Franklin D. Summers in fee.

Together with the unincumbered right, use and privilege of all times hereafter forever of St. Thomas Road (forty feet in width), Villa Nova Road (forty feet in width) and Sanding Road (forty feet in width) now open and in use as shown on plan of Villa Nova tract and recorded at Philadelphia in Deed Book E. No. 12, pages 24, or any other road or roads that may hereafter be laid out or substituted for the roads heretofore mentioned, comprising the premises which

S 66° 24'  
6 06 9  
Spike  
South  
Camp

portions thereof as were included in the tracts and pieces of land granted and conveyed by the above  
Standard Coal & Coke Company to the Philadelphia and Western Railway Company by indenture bearing  
date the 1<sup>st</sup> day of December A.D. 1898 and recorded in the Office of the Recording of Deeds and  
for the County of Delaware at Media, in Book No. 12, page 443. Bounded and described as  
follows to wit:

All that certain lot or piece of ground situate in the Township of Seaford, County of  
Delaware and State of Pennsylvania, bounded and described as follows to wit: A strip of land  
extending from the division line between the lands now or late of Ellis S. M. Baker and lands  
late of the Augustinian College of St. Thomas of Villa Nova, across the lands late of said college  
to the division line between said lands late of said college and the lands late of Joseph M.  
Schoon, et al. and being ninety (90) feet wide, extending forty five (45) feet each side of and parallel  
with the center line of the Philadelphia & Western Railroad, except at said division lines; said entire  
line being described as follows:

Beginning at Station 387+0.5 where the center line crosses the  
dividing line between the lands now or late of Ellis S. M. Baker and said Augustinian College  
of St. Thomas of Villa Nova; thence north twenty eight degrees fifteen minutes West (N 28° 15' W) seven  
hundred and twenty five (725) feet to Station 394+28.8; thence by a five degree  
(S) curve to the left nine hundred and three (903) feet to Station 403+31.8; thence North seventy  
three degrees twenty four minutes West (N 73° 24' W) two hundred and twenty four and two tenths  
(225.2) feet to Station 405+57, being the point where the center line of railroad crosses the dividing  
line between the lands of said college and the lands now or late of Joseph M. Schoon and Francis  
Glover. The last above described strip of land being eighteen hundred and fifty three and four  
tenths (1853.5) feet long more or less, and containing three and eighty three one hundredths (383)  
acres more or less.

Also all three two centain lots or pieces of ground situate in the Township of Seaford,  
County of Delaware and State of Pennsylvania, bounded and described as follows to wit:

Beginning  
at a point on the northerly right of way line of the railway at its intersection with the dividing  
line between the lands formerly of Villa Nova College and the lands now or late of Margaret C.  
Kane; thence along the said dividing line north nineteen degrees fifty eight minutes thirty  
seconds East (N 19° 58' 30" E) forty five (45) feet to a point; thence by land formerly of Villa Nova  
College the three following courses and distances: South seventy three degrees twenty four minutes  
East (S 73° 24' E) fifty one and nine tenths (51.9) feet to a point; thence by a curve to the left hav-  
ing a radius of sixty (60) feet a distance of ninety and sixty four one hundredths (96.6) feet to a  
point; thence north nineteen degrees fifty nine minutes East (N 19° 59' E) two hundred and twelve  
and eighty eight one hundredths (228.8) feet to a point in the center of the Lancaster Dumpsite; thence  
along the center line of the Lancaster Dumpsite, South sixty nine degrees forty five minutes thirty  
seconds East (S 69° 45' 30" E) forty (40) feet to a point; thence by land formerly of Villa Nova College  
the following four courses and distances: South nineteen degrees fifty nine minutes West (S 19° 59' W)  
two hundred and eighty one hundredths (280.1) feet to a point; thence by a curve to the  
left having a radius of sixty (60) feet a distance of ninety seven and eight tenths (97.8) feet to a  
point; thence South seventy three degrees twenty four minutes East (S 73° 24' E) one hundred and  
eighty six and forty one hundredths (186.4) feet to a point; thence South sixty three degrees twenty  
nine minutes East (S 63° 29' E) one hundred and thirty (130) feet to a point; thence South nine-  
teen degrees fifty nine minutes West (S 19° 59' W) fifty one (51) feet to a point on the northerly right  
of way line; thence along the northerly right of way line the following two courses and distances:  
by a curve to the left having a radius of eleven hundred and ninety one and two tenths (1191.2) feet  
to a point; thence North seventy three degrees twenty four minutes West (N 73° 24' W) two hundred  
and fifty six and seven tenths (256.7) feet to the point of beginning containing eight hundred

septa feet

20

and thirty five thousandths (0.335) of an acre.

Beginning at a point on the southerly right of part line at its intersection with the dividing line between the lands formerly of The State College and the lands formerly of Joseph M. Bohan and Frank S. Bohan, thence along the southerly right of way line the following two courses and distances; south seventy three degrees twenty four minutes east (S 73° 24' E) one hundred and eighty six and four tenths (186.4) feet to a point; thence by a curve to the right having a radius of eleven hundred and one and twenty eight one hundredths (1101.28) feet a distance of one hundred and fifty five (155) feet to a point; thence by land formerly of Villa Nova College the following two courses and distances; north eighty seven degrees twenty two minutes west (N 87° 22' W) one hundred and six tenths (161.6) feet to a point; thence south sixteen degrees thirty six minutes west (S 16° 36' W) one hundred and twenty seven and nine tenths (127.9) feet to a point in St. Thomas Road, said point being seven and two tenths (7.2) feet from the center line of said road; thence along the dividing line between the lands formerly of Villa Nova College and the lands formerly of Bohan and Bohan north twenty three degrees nine minutes thirty seven West (N 23° 09' 37" W) sixty two and seventy five one hundredths (62.75) feet to a point; thence by land formerly of Villa Nova College the following two courses and distances; north sixteen degrees thirty six minutes east (N 16° 36' E) seventy four and fifty four one hundredths (74.54) feet to a point; thence north seventy three degrees twenty four minutes west (N 73° 24' W) sixty two and two tenths (62.2) feet to a point; thence along the dividing line between the lands formerly of Villa Nova College and the lands formerly of Bohan and Bohan north twenty three degrees nine minutes thirty seven West (N 23° 09' 37" W) sixty five and fifty four one hundredths (65.55) feet to the point of beginning, containing three hundred and nineteen thousandths (0.319) of an acre.

Joseph with all and singular the improvements, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, thenceunto belonging or in anywise appertaining and the reversion and remainder, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of him the said grantor in law, equity or otherwise having or to have and to the same and every part thereof.

Sho has and to hold the said tract or piece of land above described hereditaments and premises hereby granted or mentioned and intended 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 discharged from all and every obligation to adhere to or conform with any statute, judgment or division of said premises or any part thereof heretofore made, excepting as aforesaid.

And the said Franklin A. Plummer for himself and for his heirs, executors and administrators doth by these presents covenant, grant and agree to and with the said grantee its successors and assigns that he the said Franklin A. Plummer and his heirs, all and singular, the hereditaments and premises hereunto before described and granted or mentioned and intended as to be with the appurtenances unto the said grantee its successors and assigns against him the said Franklin A. Plummer and his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them shall and will observing as aforesaid, warrant and forever defend.

In witness whereof the said parties to these presents have herewith interchangeably set their hands and seals at the day and year first hereinbefore written.

Sealed and delivered in the presence of us  
James W. Deery  
for St. Thomas

Franklin A. Plummer