

When Recorded Return To: \_\_\_\_\_  
First American Title Insurance Company  
National Commercial Services  
2 Liberty Place, 50 S 16th St., Suite 2600  
Philadelphia, PA 19102  
File No. NCS \_\_\_\_\_

7

**Prepared By:**

First American Title Insurance Company  
National Commercial Services  
Two Liberty Place, 50 South 16th St., Suite 2600  
Philadelphia, PA 19102

**Return To:**

First American Title Insurance Company  
National Commercial Services  
Two Liberty Place, 50 South 16th St., Suite 2600  
Philadelphia, PA 19102

**UPI#:**

36-04-02700-51 (Lot 52)  
36-04-02220-79 (Lot 57)  
36-04-02344-00 (Lot 58)  
36-04-02700-03 (Lot 1)

NCS-993233-PHIL



**This Indenture** dated this 26<sup>th</sup> day of February 2020, made effective the 27<sup>th</sup> day of February, 2020.

**Between**

**Julie Charbonneau, individually**

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

**and**

**GPX Ithan Development LLC, a Pennsylvania limited liability company**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of One Million Eight Hundred Sixty Thousand and 00/100 Dollars (\$1,860,000.00) 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 and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee:

PREMISES A

ALL THOSE CERTAIN lots or pieces of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances: (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve; (2) Westwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 136.49 feet to a point of tangent; (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve; (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent; (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning; thence extending from said point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said plan 185.11 feet to a point; thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point; thence extending North 24 degrees 20 minutes West still along said Lot 250.00 feet to the center line of Trianon lane; thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 52 on the above mentioned Plan.

PREMISES B

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Radnor Township, Delaware County, Pennsylvania bounded and described according to a Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226, as follows, to wit:

BEGINNING at a point in the center line of Gramont Lane (60 feet wide) measured along the same the two following courses and distances from the intersection of the center line of Gramont Lane (60 feet wide) and the center line of Trianon Lane (60 feet wide); (1) South 16 degrees 30 minutes West 260.72 feet to a point of curve; (2) Southwardly on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 176.90 feet to the point and place of beginning; thence extending from said point and place of beginning Southwardly along the center line of Gramont Lane on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 20.06 feet to a point; thence extending South 67 degrees 58 minutes West along open space "G" 260.00 feet to a point; thence extending North 22 degrees 02 minutes West along Lot 58 on said plan crossing a 20 feet wide sanitary sewer easement 130 feet to a point; thence extending North 79 degrees 13 minutes 46 seconds East still along Lot 58 on said plan recrossing said 20 feet wide sanitary sewer easement 98.36 feet to a point in the bed of same; thence extending South 22 degrees 2 minutes East along Lot 56 on said plan 90.79 feet to a point; thence extending North 67 degrees 58 minutes East still along Lot 56 on said plan 162.06 feet to a point in the center line of Gramont Lane the first mentioned point and place of BEGINNING.

BEING Lot No. 57 Gramont Lane.

PREMISES C

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania being described according to a 3 lot Minor Final Subdivision of the Lewis Property made by Momenee and Associates, Inc. C.E. Land Surveyor, Bryn Mawr, Pennsylvania 19010, dated 06-14-99, recorded 04-16-01 in Plan Volume 20, Page 436 as follows to wit:

BEGINNING at a point in the center line of South Ithan Avenue a corner of Lot #3 on said plan being measured North 67 degrees 38 minutes 00 seconds East 70.47 feet from the intersection with Chalous Lane (60 feet wide) thence extending along the said Lot #3 North 06 degrees 53 minutes 42 seconds East 263.23 feet to a point in the bed of an existing 20 feet wide sanitary sewer easement; thence along same and also along Lots 2 and 3 North 82 degrees 53 minutes 00 seconds West 163.24 feet to a point; thence extending North 19 degrees 02 minutes 43 seconds East 142.35 feet to a point; thence extending North 82 degrees 16 minutes West, 180 feet to a point in the center line of Trianon Lane (60 feet wide); thence extending along the same the four following courses and distances (1) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 64.41 feet to a point of tangent (2) North 13 degrees 21 minutes 9 seconds West 58.99 feet to a point of curve (3) Northwestwardly, Northwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 180 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 28 minutes East 11.50 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on Plan of Trianon aforesaid 250 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 75 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 51 on Plan of Trianon 24.89 feet to a point, thence extending North 65 degrees 40 minutes East along the new lot line through Lot 51 on Plan of Trianon 70 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 50 on Plan of Trianon 80.84 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 119.65 feet to a point, thence extending South 1 degrees 28 minutes 5 seconds West along Lots 54 and 55 on Plan of Trianon 172.23 feet to a point in the bed of said 20 feet wide sanitary sewer easement, thence extending South 79 degrees 13 minutes 46 seconds West 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along Lot 57 and active Open Space on Plan of Trianon recrossing said easement 246.19 feet to a point in the center line of Ithan Avenue aforesaid, thence extending South 67 degrees 11 minutes West along the same 364.79 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 58 on said Plan (also shown on the Plan as Lot 1) and the Southeasterly 10 feet of Lot No. 51 on Trianon Plan.

PREMISES D

ALL THAT CERTAIN lot or piece of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center of Trianon Lane (60 feet wide) measured the two following courses and distances along the same from the center line of Chalous Lane (if extended) (60 feet wide) (1) North 70 degrees 50 minutes East 105.42 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 135.01 feet, the point and place of beginning, thence extending Northwardly along the center of Trianon Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 57.73 feet to a point, thence along Lot 58 on said plan the two following courses and distances (1) South 82 degrees 16 minutes East 180 feet to a point and (2) South 19 degrees 2 minutes 43 seconds West 116.01 feet to a point; thence extending North 63 degrees 22 minutes West along open space "A" on said Plan 176.18 feet to the first mentioned

point and place of BEGINNING.

BEING Lot No. 1 on the above mentioned Plan.

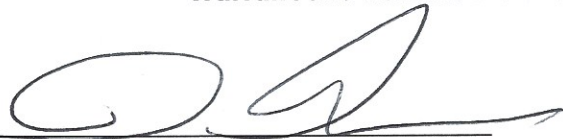
BEING the same premises which Jerald S. Batoff, individually, by Deed dated 05/07/2013 and recorded 05/10/2013 in Delaware County at Record Book 5322 Page 1780, granted and conveyed unto Julie Charbonneau, individually, in fee.

**Together with** all and singular the buildings, 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 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 hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, to and for the only proper use and behoof of the said Grantee, forever.

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

**Warrant and Forever Defend.**

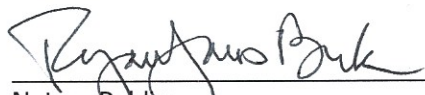
  
Julie Charbonneau

State of New York

County of Niagara: ss

On the 26th day of February, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Julie Charbonneau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

  
Notary Public:  
My commission expires:

RYAN JAMES BREHMER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BR6381346  
Qualified in Niagara County  
My Commission Expires 10-15-2022



The address of the above-named Grantee is:

c/o GPX Principal Realty Management  
1717 Arch Street, 39<sup>th</sup> Floor  
Philadelphia, Pennsylvania 19103

On behalf of the Grantee

**GPX ITHAN DEVELOPMENT LLC,**  
a Pennsylvania limited liability company

By: \_\_\_\_\_

Name: *Thomas Graviha*

Title: *President*

# DEED

**Julie Charbonneau, individually**

**TO:**

**GPX Ithan Development LLC, a  
Pennsylvania limited liability  
company**

**PREMISES:**

**Trianon Lane, Gramont Lane,  
200 South Ithan Avenue  
Township of Radnor  
County of Delaware, PA**

**NCS-993233-PHIL**

First American Title Insurance  
Company National Commercial  
Services  
Two Liberty Place, 50 South 16th  
St., Suite 2600  
Philadelphia, Pennsylvania 19102

*The address of the above-named  
Grantee is:*

*On behalf of the Grantee*