

**UPPER SOUTHAMPTON TOWNSHIP
RESOLUTION # 2001-11**

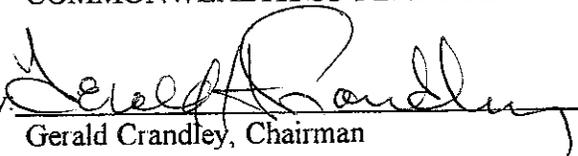
A RESOLUTION OF THE TOWNSHIP OF UPPER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AUTHORIZING THE ACQUISITION OF TAX MAP PARCEL NO. 48-005-068 BY PURCHASE, GIFT, OR EMINENT DOMAIN.

The Board of Supervisors of the Township of Upper Southampton, County of Bucks, Commonwealth of Pennsylvania does hereby resolve that:

1. The Township of Upper Southampton shall acquire by purchase, gift or eminent domain (provided that Seller execute a deed in lieu of condemnation) the property known as Bucks County Uniform Parcel Identifier: Tax Parcel No 48-005-068 owned by Byberry Realty, L.P., a Pennsylvania Limited Partnership as more fully identified in the legal description attached hereto as Exhibit "A".
2. Said acquisition will be in accordance with the guidelines established by the Bucks County Open Space Program, which are incorporated herein by reference.
3. The Township Solicitor is authorized and directed to take all steps necessary to acquire the property identified above by purchase, gift or eminent domain.
4. This Resolution shall become immediately effective upon its enactment.

RESOLVED this 3rd day of July 2001.

TOWNSHIP OF UPPER SOUTHAMPTON
COUNTY OF BUCKS
COMMONWEALTH OF PENNSYLVANIA

By: 
Gerald Crandley, Chairman

Attest: 
Lola Biuckians, Secretary/Treasurer

EXHIBIT "A"

3SR/RE-All Attys/MOP Byberry Realty LP 00 County Line Road Deed-042600/3-27PM
Re Simple Deed No. 752-5

THIS INDENTURE made the 14 day of May, in the year of our Lord
two thousand (2000), *POA BK 2052 Pg 2165*

POA BK 2052 Pg 2169
BETWEEN HAROLD E. CARR and Priscilla F. CARR, His Wife
-AND-
EDWARD J. DUFF and NANCY G. DUFF, His Wife,

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

and

BYBERRY REALTY, L P.,
A Pennsylvania Limited Partnership,

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

WITNESSETH, That the said Grantors, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto them, well and truly paid by the said Grantee, 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 Grantee, its successors and assigns,

ALL THAT CERTAIN tract of land, Situate in the Township of Upper Southampton, County of Bucks and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner in the Easterly side of the County Line Road, near the side of a stone arch bridge in line of lands of William C. Huntsman, thence along said Huntsman's land, North fifty degrees East, six hundred and thirty and three tenths feet to a stone a corner of other lands of the said Olive A. Stackhouse, and thence along said Stackhouse's land and land of the Estate of Edward Walker, South forty-three degrees, fifteen minutes East, six hundred and twenty-two and ninety-eight hundredths feet to a corner of other lands of the said Olive A. Stackhouse, thence along said Stackhouse's land, South fifty degrees West, six hundred and thirty and three tenths feet to a stake a corner in the Easterly line of the County Line Road, thence along the Easterly line of the said road North forty-three degrees, fifteen minutes West, six hundred and twenty-two and ninety-eight hundredths feet to the place of **BEGINNING**.

B-2052 P-2173

352/RE-All Attys/MCP 3yberry Realty LP 00 County Line Road Deed-UP 000000000000
File Simple Deed No 752-5

CONTAINING nine acres of land, more or less.

BEING premises known as 393 County Line Road, Southampton, Upper Southampton Township, Bucks County, Pennsylvania, 18966.

BEING Parcel No. 48-5-68.

BEING the same premises which John W. Brucker, Trustee for County Line Building Corporation, a Pennsylvania Corporation, Debtor Under Chapter XI of the Bankruptcy Act as of No. 88-21305, by Deed dated October 17, 1989 and recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania on October 20, 1989, in Deed Book 0106, Page 1539 &c., granted and conveyed unto Harold E. Carr and Patricia F. Carr, His Wife, an undivided one-half interest, as Tenants by the Entireties, and unto the said Edward J. Duff and Nancy G. Duff, His Wife, the remaining undivided one-half interest, as Tenants by the Entireties, their heirs and assigns, and as to the whole as Tenants in Common, 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 any wise 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, with the buildings and improvements thereon erected and the 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 Grantors, for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they the said Grantors and their heirs, all and singular, the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every person or persons whomsoever, lawfully

B#2052 #2174

ISR/RE-All Attys/MOP Byberry Realty LP LLC County Clerk
Fee Simple Deed No. 752-S

claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, by these presents,

WARRANT and forever **DEFEND.**

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:

Kenneth M. Carr Not Attorney in fact for
Harold E. Carr (SEAL)

HAROLD E. CARR

Kenneth M. Carr Not Attorney in fact for
Priscilla E. Carr (SEAL)

PRISCILLA E. CARR

Edward J. Duff (SEAL)

EDWARD J. DUFF

Nancy G. Duff (SEAL)

NANCY G. DUFF

#	359
05-10-00 13:410004	14950
PA TRAN TAX	\$4041.00
U SHMPT TWP	\$2020.75
CENTENNIAL 50	\$2020.75

BK2052 PG2175

JSR/RE-All Atrys/MOP Byberry Realty LP 00 County Line Road Deed-042600/5:27PM
Fee Simple Deed No 752-5

2000 MAY 10 A 10: 18 035815
THIS INSTRUMENT IS NOT VALID UNTIL 2000 MAY 10 A 10: 18 035815

Commonwealth of Pennsylvania : ss
County of *Montgomery*

On this *1st* day of *May*, *2000*, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared HAROLD E. CARR and ~~PRISCILLA~~ PRISCILLA F. CARR, His Wife -AND- EDWARD J. DUFF and NANCY G. DUFF, His Wife, known to me [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.

NOTARIAL SEAL
ANTHONY S. FRANZONI, Notary Public
Windsor Twp., Montgomery County
My Commission Expires Jan. 29, 2003

I hereunto set my hand and official seal
[Signature]
Notary Public

BYBERRY REALTY, L.P.

DEED

HAROLD E. CARR
and
Priscilla F. CARR, His Wife
And
EDWARD J. DUFF
and
NANCY G. DUFF, His Wife,
Grantors

-TO-

BYBERRY REALTY, L.P.,
A Pennsylvania Limited Partnership,
Grantee

PREMISES: 393 County Line Road,
Southampton,
Upper Southampton Twp.,
Bucks County,
Pennsylvania, 18966

MICHAEL O'HARA PEALE JR., ESQ.
TIMONEY, KNOX,
HASSON & WEAND, LLP
400 MARYLAND DRIVE
P.O. BOX 7544
FORT WASHINGTON, PA 19034-7544
(215) 646-6000

B.C.B.O.V.
Registry



The address of the above-named Grantee
is: 2100 Byberry Road
Huntingdon Valley, PA 19006

[Signature]
On behalf of the Grantee

2052 2176