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COMMONWEALTH LAND
TITLE INSURANCE COMPANY

THIS INDENTURE made this 7th day of July in the year of our Lord Two
Thousand Four (2004) between PHILADELPHIA AUTHORITY FOR INDUSTRIAL
DEVELOPMENT, a body politic and corporate existing under the laws of the
Commonwealth of Pennsylvania (hereinafter called "Grantor") and NEWCOURTLAND
ELDER SERVICES, INC. a Pennsylvania Non-profit Corporation (hereinafter called
"Grantee");

WITNESSETH that the said Grantor for and in consideration of the sum of Fifty
Thousand Dollars and No Cents (\$50,000.00) 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 of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents
does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its
successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements
erected thereon.

SITUATE in the 11th Ward of the City of Philadelphia and described according to
a Plan thereof made by John H. Robinson, Esquire, Surveyor and Regulator of the 6th
Survey District on March 31, 1952 as follows and also described in accordance with a
Survey made by Vincent J. Nero, Surveyor and Regulator of the 6th District, July 22,
1963 to wit:

BEGINNING at a point on the South side of Allegheny Avenue (120 feet wide) at
the distance of 8 feet 8 7/8 inches East of the East side of 20th Street (50 feet wide);
thence extending along said South side of Allegheny Avenue (crossing the bed of
former 19th Street stricken from the City Plan October 19, 1942) South 78 degrees 39
minutes East 741 feet 9 1/8 inches to a point in the West right of way line of the
Germantown Branch of the Philadelphia, Germantown and Norristown Railroad; thence
crossing the bed of former 18th Street (stricken from the City Plan march 21, 1987) and
extending along said right of way line 33 feet West from the center line of said Railroad
and parallel therewith, South 12 degrees 16 minutes, 33 seconds East 588 feet 1 3/8
inches to a point in the line of land of the Chestnut Hill Branch of the Connecting
Railway Company 65 feet Northeast from the center line thereof; thence extending



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08/07/2004 at 25PM

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Doc Code 0 Commissioner of Records, City of Philadelphia
Doc Id 50988597
Receipt # 347108
Rec Fee 74.50

parallel with said center line, North 49 degrees 00 minutes, 52 seconds West 18 feet 10 7/8 inches to a point; thence extending at right angles with said center line, South 40 degrees 59 minutes, 8 seconds West 24 feet 7 1/8 inches to a point; thence extending North 49 degrees, 7 minutes West 247 feet 6 inches to a point; thence extending North 49 degrees, 47 minutes West 146 feet to a point; thence extending North 50 degrees 38 minutes West 171 feet to a point; thence extending North 51 degrees 15 minutes West 25 feet to a point; thence extending on a line at right angles with the aforesaid center line, North 40 degrees 59 minutes 8 seconds East 20 feet to a point on a right of way line of aforesaid Connecting Railway 50 feet Northeast from the center line thereof; thence extending along said line parallel with and 50 feet Northeast from said center line, North 49 degrees, 00 minutes 52 seconds West 395 feet 2 inches to a point on the South side of Allegheny Avenue, the first mentioned point and place of beginning.

BEING ASSESSED AS 1900 West Allegheny Avenue.

BEING the same premises, which the City of Philadelphia by Deed dated ^{July 7} 2004 and intended to be recorded forthwith in the Recorder of Deeds Office of the City of Philadelphia granted and conveyed unto the Grantor, in fee.

TOGETHER with all and singular the Buildings, Improvements, Streets, Alleys, Driveways, Passages, Ways, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments, and Appurtenances, whatsoever thereunto 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 the said Grantor, in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lots or pieces of ground, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors and assigns, forever.

AND THE said Grantor, for itself and 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 hereinabove described and granted or mentioned and

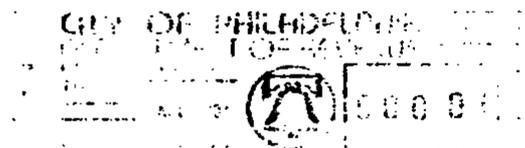
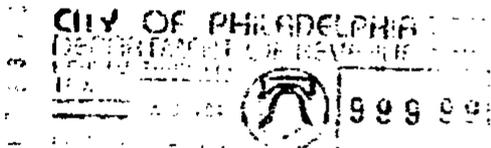
intended so to be, with the Appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor and its successors and assigns, and against all and every Person and Persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from, or under it, them or any of them, their successors and assigns shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

By: *James W. [Signature]*
Chairman

Attest: *Paul J. [Signature]*
Secretary

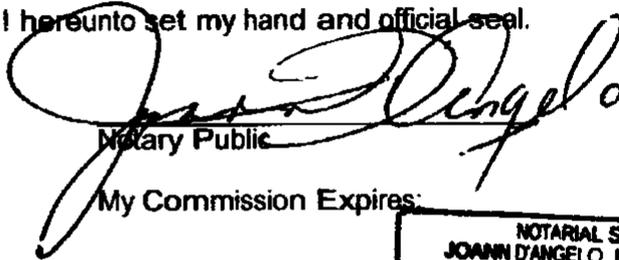


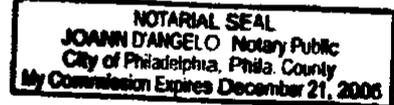
COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF PHILADELPHIA:

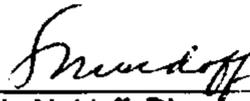
ON THIS the 7~~th~~ day of JULY 2004, before me, the undersigned officer, personally appeared JAMES McMANUS, who acknowledged himself to be the Chairman of PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, and that he as such Chairman being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself as Chairman.

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


Notary Public
My Commission Expires:



I, STEPHANIE NAIDOFF, Director of Commerce of the City of Philadelphia, find that the foregoing conveyance from the Philadelphia Authority for Industrial Development to Newcourtland Elder Services, Inc. of the hereinabove described parcel of land, which parcel is being conveyed pursuant to Ordinance No. 1048 dated April 25, 1974, is in the best interests of the City of Philadelphia, and I hereby approve the said deed of conveyance and all of the terms and conditions thereof.



Stephanie Naidoff, Director of Commerce

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

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. If more space is needed, attach additional sheet(s).

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

NAME Commonwealth Land Title Ins. Co. - SHARON KEMAN	TELEPHONE NUMBER (215) 241-6185
STREET ADDRESS/CITY/STATE/ZIP CODE 1700 Market St. Philadelphia, PA 19103	
FILE NUMBER	

B. TRANSFER DATA

GRANTOR(S) LESSOR(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS 2600 CENTRE SQUARE WEST	GRANTEE(S) LESSEE(S) NEWCASTLE ELDER SERVICES, INC
CITY, STATE, ZIP CODE PHILA PA 19102	STREET ADDRESS 1845 WALNUT ST
	CITY, STATE, ZIP CODE PHILA PA 19109

C. PROPERTY LOCATION

STREET ADDRESS 1902 W. Allegheny Avenue	CITY/TOWNSHIP/BOROUGH Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER - BRT 88-4-0665-00

D. VALUATION DATA

1 ACTUAL CASH CONSIDERATION \$ 56,000 -	2 OTHER CONSIDERATION 0	3 TOTAL CONSIDERATION = \$ 56,000 -
4 COUNTY ASSESSED VALUE \$ 139,200 -	5 COMMON LEVEL RATIO FACTOR x 3.00 3.73	FAIR MARKET VALUE = \$ 519,216

E. EXEMPTION DATA

1A AMOUNT OF EXEMPTION 0%	1B PERCENTAGE OF INTEREST COVERED 100%	
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2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession _____ (NAME OF DOCUMENT) (ESTATE FILE NUMBER)

Transfer to Industrial Development Agency.

Transfer to agent or straw party. (Attach copy of agency/straw party agreement).

Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____

Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 _____
 Mortgagor (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed.)

Corrective deed (Attach copy of the prior deed).

Other (Please explain exemption, if not listed above):

Under penalties of law of ordinance, 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 RESPONDER (PARTY) _____ DATE **8/4/04**