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CORRECTIVE DEED

THIS INDENTURE Made the 8th day of December in the year of our Lord one thousand nine hundred and ninety-four (1994)

Between **THE PRESBYTERIAN HOME AT 58TH STREET, PHILADELPHIA, PENNSYLVANIA**, a Pennsylvania non-profit corporation (hereinafter called the Grantor), of the one part, and

SOUTHWEST PHILADELPHIA PRESBYTERY APARTMENTS, INC, a Pennsylvania non-profit corporation (hereinafter called the Grantee) of the other part

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Witnesseth that the said Grantor for the purpose of correcting an error in an earlier deed, and for and in consideration of the sum of One Dollar (\$1.00) 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 of which is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said Grantor, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground situate in the Fortieth (40th) Ward of the City of Philadelphia, Pennsylvania bounded and described according to the Survey Plan of Subdivision by O'Donnell & Maccarato, Inc. dated August 26, 1992, last revised September 20, 1993 as follows:

BEGINNING at a point on the Southwesterly side of 58th Street (70 feet wide), said point being measured South 40 degrees, 32 minutes, 30 seconds East along said side of 58th Street (70 feet wide), a distance of 750.19 feet from the point formed by the intersection of the Southeasterly side (incorrectly described in Deed V.C.S. 403 page 23 as Southwesterly side) of Kingsessing Avenue and the Southwesterly side of 58th Street, thence from said point of beginning South 49 degrees, 27 minutes, 30 seconds West the distance of 104.00 feet to a point; thence extending South 40 degrees, 32 minutes, 30 seconds East the distance of 52.31 feet to a point; thence extending South 40 degrees, 27 minutes, 30 seconds West the distance of 61.23 feet to a point; thence extending North 27 degrees, 32 minutes, 39 seconds West the distance of 57.99 feet to a point; thence extending South 49 degrees, 33 minutes, 33 seconds West the distance of 120.65 feet to a point; thence extending North 40 degrees, 42 minutes, 30 seconds West the distance of 167.61 feet to a point; thence extending North 4 degrees, 17 minutes, 30 seconds East the distance of 156.50 feet to a point; thence extending North 49 degrees, 27 minutes, 30 seconds East the distance of 162.98 feet to a point on the said Southwesterly side of 58th Street; thence extending along the same South 40 degrees, 32 minutes, 30 seconds East the distance of 283.00 feet to a point being the first mentioned point and place of beginning.

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BEING ~~ARRANGED~~ as 2050 South 58th Street, and as to the above portion also known as 2100 South 58th Street.

AND part of the premises being the former bed of Greenway Avenue stricken from City Plan and Confirmed November 1, 1965.

TOGETHER with the right, liberty and privilege to have and use, in common with Grantor and others entitled to the use thereof, the hereinafter described strip or parcel of ground for ingress, egress and regress for vehicular and pedestrian traffic as and for a right of way to and from the hereinabove described lot or parcel of land and 58th Street which strip is now improved with a bituminous driveway and is described as follows:

EASEMENT

BEGINNING in a point on the southwesterly side of 58th Street (70 feet wide), said point being measured from the point formed by the intersection of the southwesterly side of 58th Street and the southeasterly side (incorrectly described in Deed V.C.S. 403 page 23 as southwesterly side) of Kingsessing Avenue (80 feet wide) South 40 degrees, 32 minutes, 30 seconds East along the said side of 58th Street a distance of 467.19 feet, thence from said point of beginning, South 49 degrees, 27 minutes, 30 seconds West, 162.98 feet to a point, thence North 40 degrees, 32 minutes, 30 seconds East, 20 feet to a point, thence North 49 degrees, 27 minutes, 30 seconds East, 162.98 feet to a point, thence along the said side of 58th Street, South 40 degrees, 32 minutes, 30 seconds East, 20 feet to the point and place of beginning.

BEING the same premises which the said Grantor by Deed dated September 29, 1993 and recorded in Philadelphia County in Deed Book V.C.S. 403 at page 23 granted and conveyed unto Grantee, in fee.

AND wherein the premises were incorrectly described by references in two places to the Southwesterly side of Kingsessing Avenue which references should have been to the Southeasterly side of Kingsessing Avenue and by incorrectly stating the direction of two courses.

AND this Deed is being executed and delivered to correct said description.

Also Together with all and singular the 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 reversion and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it 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 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.

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In Witness Whereof, the party of the first part Grantor has caused this Indenture to be duly executed the day and year first above written.

THE PRESBYTERIAN HOME AT 58TH STREET,
PHILADELPHIA, PENNSYLVANIA

attest: Ellen J. Hovey by: Robert D. Charrow (Seal)
(corporate seal) ASSISTANT PRESIDENT
SECRETARY

PUBERS-CLERKS-PYRADERD

Commonwealth of Pennsylvania :
County of Delaware ss:
:

On this, the 8th day of December, 1994, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Robert H. Horow who acknowledged himself to be the President of The Presbyterian Home at 58th Street, Philadelphia, Pennsylvania a non-profit corporation and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

I hereunto set my hand and official seal.

Kan. Allalaw
Notary Public



The address of the above-named Grantee is One Aldryn Center

Villanova, PA 19085
On behalf of the Grantee

James C. Murray

0 0750 888

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

RECORDERS USE ONLY

DATE RECEIVED

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 Jerome C. Murray		TELEPHONE NUMBER AREA CODE: 215 568-7500
STREET ADDRESS 1100 One Penn Center	CITY Philadelphia	STATE AND ZIP CODE PA 19103

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DEED 12/19/74	GRANTOR(S) The Presbyterian Home at 58th Street, Philadelphia, PA	GRANTEE(S) Southwest Philadelphia Presbytery Apartments, Inc.
STREET ADDRESS One Aldryn Center	CITY Villanova	STATE AND ZIP CODE PA 19085

C. PROPERTY LOCATION

STREET ADDRESS Part of 2050 S. 58th Street	CITY, TOWNSHIP, SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 88-6-0395-01
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1.00	2. OTHER CONSIDERATION -0-	3. TOTAL CONSIDERATION = \$1.00
4. COUNTY ADDED VALUE \$616,904.00 (entire)	5. COUNTY LEVEL RATIO FACTOR x 3.5	6. FULL MARKET VALUE = \$2,159,164.00 (entire)

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION \$2,159,164.00 (entire)	1B. PERCENTAGE OF INTEREST COVERED 100%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (NAME OF DECEASED) _____ (SEE ATT. 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 _____ Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed)
- Corrective deed (Attach copy of the prior deed) See attached statement as to corrections.
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or 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 PARTICIPANT OR PARTICIPANTS 	DATE 12/19/74
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CORRECTIONAL DEED

BETWEEN

**THE PRESBYTERIAN HOME AT
58th STREET
PHILADELPHIA, PA, a
Pennsylvania non-profit
corporation**

and

**SOUTHWEST PHILADELPHIA
PRESBYTERY APARTMENTS, INC.,
a Pennsylvania non-profit
corporation**

Executed:

Jerome C. Murray, Esquire
HEPBURN WILLCOX HAMILTON & PUTNAM
ATTORNEYS AT LAW
1100 ONE PENN CENTER
PHILADELPHIA PA 19108
1215. 666 7800