

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
C 680-414 M

1832
40810

This Indenture Made this 4th

day of May in the year of our Lord one thousand nine
hundred and eighty four (1984)

Between HIS EMINENCE, JOHN CARDINAL KROI, ARCHBISHOP OF PHILADELPHIA, acting in
his capacity as Archbishop of Philadelphia and not in his private or individual
capacity, Grantor, and THE BIBLE WAY CHURCH OF THE LORD JESUS CHRIST OF THE
APOSTOLIC FAITH UNIVERSAL, Incorporated, Grantee

000632

Witnesseth, That the said Grantor

for and in consideration

of the sum of Two hundred thousand (\$200,000.00) Dollars

BEA MAY - 7 PM 3:36

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, 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,

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the brick messuage or tenement thereon
erected.

UN TAX U S
59.77 CTTI TQAN#05749
15/07/84



D 0094 448

SITUATE in the 44th Ward of the City of Philadelphia described as follows to wit: BEGINNING at a point on the Southwesterly side of Lancaster Avenue (80 feet wide) at the distance of 264 feet 3-1/2 inches Southeastwardly from the Southeastery side of 52nd Street (now called Media Street), thence extending South 32 degrees, 38 minutes, 24 seconds West 262 feet 3/4 inches to the Northeastery side of Warren Street, thence extending Southeastwardly along said Warren Street 8 feet 2-3/8 inches, thence extending North 32 degrees, 38 minutes, 24 seconds East 94 feet 1/2 inch, thence by a line parallel with the said Lancaster Avenue Southeastwardly 41 feet 9-5/8 inches, thence extending North 32 degrees, 38 minutes, 24 seconds East 168 feet to the said Lancaster Avenue and thence extending Northwestwardly along the same 50 feet to the place of beginning.
BEING No. 5138 Lancaster Avenue.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the 44th Ward of the City of Philadelphia; described according to a plan made for Franklin Research Company, by Dayton P. Stout, Surveyor and Regulator of the 7th District dated May 21, 1958 to wit: BEGINNING at a point on the Southwesterly side of Lancaster Avenue (88 feet wide) measured North 56 degrees, 54 minutes, 58 seconds West along the said Southwesterly side of Lancaster Avenue the distance of 226 feet 6-1/2 inches from the Northwestery side of Paxon Street (30 feet wide); thence extending South 32 degrees, 38 minutes, 24 seconds West 135 feet 11-1/4 inches to a point; thence North 57 degrees, 3 minutes 38.33 seconds West 50 feet to a point; thence North 32 degrees, 38 minutes, 24 seconds, East 136 feet 3/4 inches to a point on the said Southwesterly side of Lancaster Avenue, thence South 56 degrees, 54 minutes, 58 seconds East along the said Southwesterly side of Lancaster Avenue 50 feet to a point, the first mentioned point and place of beginning.
BEING No. 5138 Lancaster Avenue.

PREMISES "B"

ALSO ALL THAT CERTAIN three story brick messuage or tenement and lot or piece of ground. SITUATE in the 34th Ward of the City of Philadelphia and State of Pennsylvania described according to a recent survey thereof made by Joseph Johnson, Surveyor and Regulator of the 11th District of the said City as follows. BEGINNING at a point in the Northeastery line of Warren Street (formerly Pear Street) as it has been recently widened to the width of 50 feet at the distance of 236 feet 6 inches Eastward from the East side of Old 52nd Street (now known as Media Street) thence extending Northeastwardly on a line parallel with Paxon Street 125 feet 4-1/2 inches to a point, thence Eastwardly by a line at right angles therewith and parallel to the said Warren Street 30 feet to a point, thence by a line also parallel with the said Paxon Street 125 feet 4-1/2 inches to the line of the said Warren Street and thence Westwardly along the said Warren Street 30 feet to the place of beginning.

PREMISES "C"

ALSO ALL THAT CERTAIN three story brick messuage or tenement and lot or piece of ground. SITUATE in the 34th Ward of the City of Philadelphia. BOUNDED and described according to a survey thereof made by Samuel I. Smedley, Esquire, Surveyor and Regulator of the 11th District of the said City as follows to wit:

D 0094 450

TOGETHER with the right, use, liberty and privilege of the said 2 feet wide covered alley as and for a passageway and watercourses at all times hereafter forever in common with the tenants and occupiers and owners of all ground bordering thereon.

PREMISES "G"

ALSO ALL THAT CERTAIN lot or piece of ground with the massuge or tenocent thereon erected.
SITUATE in the 44th Ward of the City of Philadelphia on the Northeasterly side of Warren Street at the distance of 153 feet 6 inches Southeastward from the Southeasterly side of Old 52nd Street, now known as Media Street.
CONTAINING in front or breadth on said Warren Street 16 feet and 3/4 of an inch and extending in length or depth Northeastward between lines parallel with Paxon Street 98 feet 3 inches.

PREMISES "H"

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.
SITUATE in the 44th Ward of the City of Philadelphia and described according to a Survey made by Joseph Johnson, Surveyor and Regulator of the 11th District as follows to wit.
BEGINNING at a point on the North side of Warren (formerly called Pear) Street at the distance of 128 feet 5-7/8 inches Eastwardly from the East side of 52nd Street.
CONTAINING in front or breadth on said Warren Street 11 feet and extending of that width between parallel lines which extends North 32 degrees, 38 minutes, 24 seconds East from the said Warren Street in length or depth 84 feet 9-1/2 inches.

PREMISES "I"

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.
SITUATE on the North side of Warren (formerly called Pear) Street (50 feet wide) at the distance of 139 feet 5-7/8 inches Eastward from the East side of 52nd Street (60 feet wide) in the 44th Ward of the City of Philadelphia.
CONTAINING in front or breadth on said Warren Street 14 feet and extending of that width in length or depth by lines bearing North 32 degrees, 38 minutes, 24 seconds East 84 feet 9-1/2 inches.

PREMISES "J"

ALSO ALL THAT CERTAIN lot or piece of ground.
SITUATE in the Northeasterly side of Warren Street (50 feet wide).
BEGINNING at a point at the distance of 94 feet Southeastwardly from the Southeasterly side of Old 52nd Street (now Media Street) in the 34th Ward

25 NOV 1937
25 NOV 1937
25 NOV 1937

D 0094 451

of the City of Philadelphia, thence extending Northeastwardly in a line parallel with the said Old 52nd Street (now Media Street) 81 feet 9-1/2 inches to a certain 3 feet wide alley intended to be closed, thence Southeastwardly in a line parallel with said Warren Street 33 feet 10-3/8 inches to the Northwest side of a certain 11 feet wide alley which leads Southwardly into said Warren Street, thence Southwardly along the same in a line parallel with Paxon Street 81 feet 9-1/2 inches to the Northeastly side of said Warren Street and thence Northwestwardly along the same 34 feet 6 inches to the place of beginning.

PREMISES "K"

ALSO ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected,

SITUATE in the 34th Ward of the City of Philadelphia and described according to a recent survey thereof made by Joseph Johnson, Surveyor and Regulator of the 11th District as follows.

BEGINNING at a point the Northeastly corner of Old 52nd Street (now Media Street) with Warren (late Pear) Street as width, thence extending Northwardly along the Easterly side of said Old 52nd Street (now Media Street) 84 feet 9-1/2 inches to a point, thence Eastwardly along a line parallel with said Warren Street 127 feet 10 inches to a point, thence Southwardly along a line parallel with Paxon Street 3 feet to a point; thence Westwardly along a line parallel with said Warren Street 33 feet 10-3/8 inches to a point, thence Southwardly along a line parallel with said Old 52nd Street (now Media Street) 81 feet 9-1/2 inches to a point in the Northerly line of said Warren Street and thence Westwardly along the same 94 feet to the first mentioned point and place of beginning.

PREMISES "L"

ALSO ALL THAT CERTAIN lot or piece of ground with the brick messuage or tenement thereon erected, in the 34th Ward of the City of Philadelphia and described according to a Survey and Plan thereof made by Joseph Johnson, Esq., Surveyor and Regulator of the 11th Survey District on the 16th day of September A.D. 1904 as follows to wit: SITUATE on the Southeast side of Old 52nd Street (now Media Street) at the distance of 84 feet 9-1/2 inches Northeastwardly from the Northeastly side of Warren Street. CONTAINING in front or breadth on the said Old 52nd Street (now Media Street) 24 feet 4-1/2 inches and extending of that width in length or depth Southeastwardly between line parallel with the said Warren Street on the Northeastly line thereof 127 feet 7-3/4 inches and on the Southwestly line thereof 127 feet 10 inches to a certain 11 feet wide street or roadway which leads Southwestwardly into said Warren Street.

TOGETHER with the free and common use, right, liberty and privilege of the said 11 feet wide passage or roadway leading into and from Warren Street with or without horses, cattle, carts wagons and carriages in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and having the use of at all times hereafter forever.

PREMISES "M"

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

D 0094 452

SITUATE on the East side of Media Street (late Old 52nd Street) at the distance of 129 feet 2-1/4 inches Southward from the South side of Lancaster Avenue (80 feet wide) in the 44th Ward of the City of Philadelphia, thence extending South 57 degrees, 3 minutes, 38 seconds East 127 feet 5-1/2 inches to a certain 11 feet wide roadway, thence extending along the same South 32 degrees, 38 minutes, 24 seconds West 24 feet 4-1/2 inches to a point, thence North 57 degrees, 3 minutes 38 seconds West 127 feet 7-3/4 inches to a point on the East side of Media Street, thence extending along the same North 33 degrees, 5 minutes, 2 seconds East 24 feet 4-1/2 inches to the first mentioned point and place of beginning, TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 11 feet wide passageway or roadway leading into and from Warren Street with or without horses, cattle, wagons and carriages in common with the owners, tenants and occupants of the other lots of ground bounding thereon having the use thereof, at all times hereafter forever, BEING NO. 5184 Media Street.

PREMISES "N"

ALSO ALL THAT CERTAIN lot or piece of ground described according to a survey thereof made by Joseph Johnson, Esquire, Surveyor and regulator of the 11th Survey District dated the 31st day of December A.D. 1906 as follows to wit:

SITUATE in the 34th Ward of the City of Philadelphia.

BEGINNING at a point on the Southeasterly line of a 11 feet wide passageway said intersect with the Northeasterly side of Warren Street the distance of 139 feet 6 inches Southeastwardly from the Southeastly side of Old 52nd Street (now Media Street) said point being 84 feet 9-5/8 inches Northeasterly from the Northeasterly side of said Warren Street thence extending Southeastwardly parallel with said Warren Street 14 feet thence extending Northeasterly parallel with Paxon Street 13 feet 5-3/8 inches thence extending Southeastwardly parallel with said Warren Street 63 feet thence extending Northeasterly parallel with said Paxon Street 35 feet 3-5/8 inches thence extending Northwestwardly parallel with said Warren Street 77 feet to the Southeasterly line of said 11 feet passageway thence extending Southwestwardly along the same and parallel with said Paxon Street 48 feet 9 inches to the place of beginning.

TOGETHER with the free and common use right, liberty and privilege of the said Eleven feet wide passage or roadway leading into and from said Warren Street with or without horses, cattle, carts, wagons and carriages in common with the owners, tenants and occupants of other lots of ground bounding thereon and having the use thereof and

PREMISES "O"

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

SITUATE on the Southwesterly side of Lancaster Avenue at the distance of 148 feet 5-1/2 inches Southeast from the Southeastly line of Old 52nd Street (now Media Street) in the 44th Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Lancaster Avenue 33 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Lancaster Avenue 128 feet 9-3/4 inches on the Northwesterly line thereof and 128 feet 8-3/4 inches on the Southeasterly line thereof.

D 0094 453

PREMISES "P"

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,
SITUATE in the 34th Ward of the City of Philadelphia according to a recent survey thereof made by Joseph Johnson, Surveyor and Regulator of the 11th District as follows:

BEGINNING at a point in the Southerly side of Lancaster Avenue (80 feet wide) at the distance of 181 feet 5-1/2 inches Eastwardly from the Eastwardly side of Old 52nd Street (now Media Street), thence extending Southwardly along a line parallel with Paxon Street 128 feet 8-3/4 inches to a point, thence Eastwardly along a line parallel with Warren Street 33 feet to a point, thence Southwardly along a line parallel with said Paxon Street 8 feet 2-1/8 inches to a point, thence extending Eastwardly along a line parallel with said Warren Street 50 feet to a point, thence Northwardly along a line parallel with said Paxon Street and the first mentioned line 136 feet 8-1/4 inches to the Southerly side of said Lancaster Avenue and thence Westwardly along the same 83 feet to the first mentioned point and place of beginning.

AND BEING a part of premises the same premises which William E. Kelly and Paul G. Kelly, singleman by Deed dated 1/17/1941 and recorded in Phila. County, in Deed Book DMH 1140 page 141 conveyed unto Rev. Joseph L. N. Wolfe, as pastor of St. Gregory's Rectory, his successors and assigns.

AND BEING a part of premises the same premises which Ellis Mitchell and Harriet his wife by Deed dated 7/11/1895 and recorded in Phila. County in Deed Book JJC 126 page 141 conveyed unto The Most Reverend Patrick John Ryan Archbishop of Philadelphia his successors and assigns.

AND BEING as to a part of premises the same premises which Andrew F. Gallagher and Mary A. his wife by Deed dated 5/5/1908 and recorded in Phila. County in Deed Book WSV 991 page 304 conveyed unto The Most Reverend Patrick John Ryan, Archbishop of Philadelphia, his successors and assigns.

AND BEING as to part of premises the same premises which Thomas Jones and Sarah H. his wife by Deed dated 8/10/1915 and recorded in Phila. County in Deed Book ELT 485 page 555 conveyed unto The Most Reverend Edmond F. Prendergast, Archbishop of Philadelphia, Trustee, his successors and assigns.

AND BEING as to Part of Premises the same premises which Maggie C. Jones, singlewoman, Robert S. Graham and Jennie D. his wife by Deed dated 7/12/1916 and recorded in Philad. County in Deed Book JMI 41 page 516 conveyed unto Most Reverend Edmond F. Prendergast, Archbishop of Philadelphia, Trustee his successors and assigns.

AND BEING as to part of premises the same premises which The West Philadelphia Title and Trust Company, Executor & Trustee under the Will of William C. Stillwagon by Deed dated 7/25/1916 and recorded in Phila. County in Deed Book JMI 56 page 476 conveyed unto Most Reverend Edmond F. Prendergast, Archbishop of Philadelphia, Trustee, his successors and assigns.

0 0094 454

AND BEING as to Part of premises the same premises which Thomas Jones and Sarah H. his wife and other by Deed dated 7/12/1916 and recorded in Phila. County in Deed Book JMH 129 page 24 conveyed unto Most Reverend Edmond F. Prendergast, Archbishop of Philadelphia, Trustee, his successors and assigns.

AND BEING as to Part of Premises the same premises which Agnes C. Buckley, widow by Deed dated 10/5/1915 and recorded in Phila. County in Deed Book ELT 540 page 354 conveyed unto Most Reverend Edmond F. Prendergast, Archbishop of Philadelphia, Trustee, his successors and assigns.

AND BEING as to part of premises the same premises which James Gaghan by Deed dated 8/16/1898 and recorded in Phila. County in Deed Book WMO 310 page 401 conveyed unto The Most Reverend Patrick John Ryan, Archbishop of Philadelphia, his successors and assigns.

AND BEING as to part of premises the same premises which John R. Whiteley and Mary Anna his wife by Deed dated 9/30/1904 and recorded in Phila. County in Deed Book WSV 379 page 337 conveyed unto Most Reverend Patrick John Ryan, Archbishop of Philadelphia, his successors and assigns.

AND BEING as to part of premises the same premises which Elizabeth A. Wynne, widow by Deed dated 8/29/1947 and recorded in Phila. County in Deed Book CJP 1810 page 165 conveyed unto Reverend Joseph L. J. Wolfe as Pastor of St. Gregory's Roman Catholic Church Parish, his successors and assigns.

AND BEING as to part of premises the same premises which William G. Huay by Deed dated 2/25/1907 and recorded in Phila. County in Deed Book WSV 827 page 107 conveyed unto The Most Reverend Patrick John Ryan, Archbishop of Philadelphia, his successors and assigns.

AND BEING as to Part of Premises the same premises which Cornelius P. Donnelly, singleman by Deed dated 5/16/1941 and recorded in Phila. County in Deed Book DMH 1258 page 513 conveyed unto Rev. Joseph L.N. Wolfe as Pastor of St. Gregory's Rectory, his successors and assigns.

AND BEING as to part of premises the same premises which Patrick J. McManus and Nellie his wife by Deed dated 4/15/1895 and recorded in Phila. County in Deed Book JJC 72 page 246 conveyed unto The Most Reverend Patrick John Ryan, Archbishop of Philadelphia, his successors and assigns.

AND THE SAID St. Gregory's Roman Catholic Church is no longer in existence and the current Archbishop of Philadelphia is John Cardinal Krol.

CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC WORKS
RECORDS SECTION
MAY 19 1957

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
RECEIVED
MAY 19 1957
1632



1632

D 0094 455

Together with all and singular the Buildings, Streets, Alleys, Passages, Ways, Waters, Water-Courses, 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,

or otherwise, howsoever, of, in, and to the same and every part thereof, *in law, equity,*

To have and to hold the said lots or pieces of ground with the buildings and improvements thereon erected

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.

UNDER AND SUBJECT to certain restrictions as appear of record in Deed Book J.J.C. No. 126, page 141.

ALSO UNDER AND SUBJECT to Exception and Reservation as in Deed Book J.O.D. No. 174, page 239, as follows:

EXCEPTING AND RESERVING out of and from present grant unto said J. Penrose Collins his heirs and assigns, tenants & Occupiers adjoining lots the free use at all times forever of the whole of the premises hereby granted as and for a passageway affects portion of premises hereon described as follows: North side of Warren St. 128 feet 5-7/8 inches East of 52nd St. 11 feet x 84 feet 9-1/2 inches.

D.0094.457

Received, the day of the date of the above Indenture, of the above-named

Commonwealth of Pennsylvania

} SS:

County of Philadelphia

On this, the 4th day of May, 19 84, before me, a Notary Public in and for the Commonwealth of Pennsylvania, residing in

personally appeared His Eminence John Cardinal Krol, Archbishop of Philadelphia, the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Joseph C. Cunningham
Notary Public

JOSEPH C. CUNNINGHAM, Notary Public
Philadelphia County, Pennsylvania
My Commission Expires November 7, 1985

Recorded in the Office for Recording of Deeds in and for

in Deed Book No. page &c.

Witness my hand and seal of Office this
day of Anno Domini 19

D 0084 458

FORM OF CERTIFICATE WHEN EXEMPTION
IS CLAIMED FOR GRANTEE

Benjamin F. Peterson hereby certifies that he is
connected in the within transaction as Bishop; that exemption
is claimed from the realty transfer tax by virtue of:-

- (1) The Grantee is a non-profit organization
- (2) It is firmly believed that this real estate will be exempt
from local real estate tax by the Board of Revision of Taxes.
- (3) That steps will be taken immediately to have exemption
established.
- (4) If exemption from local real estate tax is not allowed within
a reasonable time, the grantee organization and the signer of this
certificate will become immediately liable, jointly and severally,
for the payment of the transfer tax.

I hereby certify that the statements contained herein are true and
correct to the best of my knowledge and belief. I understand that if I knowingly
make any false statement herein I am subject to such penalties as may be pre-
scribed by law or ordinance.

Benjamin F. Peterson
(Signature)

(70-00-260)

FORM OF CERTIFICATION TO BE FILED 44 0004 450
AS REQUIRED BY CITY OF PHILADELPHIA
REAL ESTATE TRANSFER TAX ORDINANCE

Gerald McHugh certifies that he is connected with
(Name)
the transaction entered into between His Eminence John Cardinal Krol Archbishop of Philadelphia
222 N. 17th St., Phila., Pa. 19102 and The Bibleway Church of the Lord Jesus Christ
(Address of grantor) of the Apostolic Faith Movement, Incorporated
5949 Spruce St., Phila., Pa. 19139 with regard to which this certificate is given in the capacity of
(Address of grantee)
and that the true, full and complete consideration of such
transaction, including liens and other encumbrances, is Two Hundred Thousand Dollars,
(\$ 200,000.00).

The highest assessed value of said real estate for local tax purposes is One Hundred Eighty-nine
Thousand Nine Hundred Dollars (\$ 189,900.00).

The fair value of the property is Two Hundred Thousand Dollars (\$ 200,000.00).

If the above transaction is not taxable in whole or in part, give detailed explanation in this space.

Value of Exempt Properties	=	\$183,676.00
Value of Non-exempt Properties	+	16,324.00
		<u>\$200,000.00</u>

Transfer from Religious Organization to Religious Organization.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

810-35-182

Gerald McHugh

(Signature)

D 0094 460

The address of the within grantee is
5949 Spruce Street
Phila. Pa. 19134
William J. Koolahan