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Fee Simple Deed No. 753-S

Printed for and Sold by John C. Clark Co., 1328 Walnut St., Phila.

**This Indenture** Made the 15<sup>th</sup> day of March in the year of our Lord one thousand nine hundred and eighty-five (1985)

**Between** MICHAEL KOSMIN and ROD GOODWIN, and PINE ASSOCIATES, A PARTNERSHIP

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

PARTNERSHIP,  
KOSMIN and STANGO, A PENNSYLVANIA GENERAL PARTNERSHIP

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

**Witnesseth** That the said Grantors for and in consideration of the sum of

SEVENTY-THREE THOUSAND DOLLARS (\$73,000.00) 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, purchased with partnership funds, to be held as a partnership property, in fee.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE on the South side of Pine Street, BEGINNING at the distance of Two Hundred Thirty feet Westward from the West side of Eighteenth Street in the Eight Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Pine Street Twenty-two feet and extending of that width in length or depth Southward Ninety feet to Waverly Street.

BEING No. 1822 Pine Street.

BEING the same premises which Benjamin Serota and Shirley W. Serota, his wife, by Deed dated October 17, 1979 and recorded in the Office for the Recording of Deeds in and for the City of Philadelphia, Commonwealth of Pennsylvania in Deed Book DCC 2130 page 196, granted and conveyed unto Rod Goodwin, in fee.

Michael Kosmin and Pine Associates are joining in this deed to grant and terminate whatever interest which they may have in this property.

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**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 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.

**And** the said grantors, for themselves, its successors and assigns and their

heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that they, the said Grantors, its successors and assigns and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, its successors and assigns, and their heirs, and against all and every person and persons whomsoever lawfully claiming, or to claim the same or any part thereof, by, from or under it, him, her, them, or any of them, shall and will 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.

**Scaled and Delivered**  
IN THE PRESENCE OF US:

At To Rod Goodwin

William A. Sean

As to Michael Kosmin

James H. Smith

*Michael Kosmin* (SEAL)  
MICHAEL KOSMIN

*Rod Goodwin* (SEAL)  
ROD GOODWIN

PINE ASSOCIATES, A PARTNERSHIP  
*Rick Goodwin* (SEAL)  
GENERAL PARTNER  
*Michael Kosmin* (SEAL)  
GENERAL PARTNER

Commonwealth of Pennsylvania  
County of *Philadelphia*

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On this, the *15th* day of *March*, 1985, before me,

the undersigned Officer,  
personally appeared MICHAEL KOSMIN and ROD GOODWIN, *individually and as*  
GENERAL PARTNERS OF PINE ASSOCIATES, A PARTNERSHIP

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.

In witness whereof, I hereunto set my hand and official seal.

MY COMMISSION EXPIRES:

*Michael J. Bauer*  
NOTARY PUBLIC  
MICHAEL J. BAUER, NOTARY PUBLIC  
PHILADELPHIA, PENNSYLVANIA COUNTY  
BY COMMISSION EXPIRES JAN. 15, 1988  
Member, Pennsylvania Association of Notaries

KEYSTONE AGENCY, INC.  
85-2366-P

**DEED**

MICHAEL KOSMIN and ROD GOODWIN,  
and PINE ASSOCIATES, A  
PARTNERSHIP

TO

KOSMIN and STANGO, A  
PENNSYLVANIA GENERAL  
PARTNERSHIP

PREMISES: 1822 Pine Street  
Philadelphia, PA

1984

John C. Clark Co., Phila.

The address of the above-named Grantee

is *1822 Pine St.*  
*Phila., PA 19103*  
On behalf of the Grantee *[Signature]*