

501302040  
Tax Parcel: 08-1-0791-00

Prepared by:  
Title Services  
485 St. Johns Church Road  
Shiremanstown, PA 17011  
(717) 901-8342

**THIS DEED,**

MADE THE 18 day of July, in the year Two Thousand Thirteen (2013)

**BETWEEN** Roland K. Bullard, II and Sally S. Bullard, Adult Individuals, Grantor(s)

and

Robertson J Price, Adult Individual, Grantee(s):

**WITNESSETH**, that in consideration of the sum of One Million Five Hundred Fifty-Five Thousand and 00/100 Dollars (\$1,555,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

**EXHIBIT "A"**

**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 230 feet Westward from the West side of Eighteenth Street in the Eighth Ward of the City of Philadelphia.

**CONTAINING** in front or breadth on the said Pine Street 22 feet and extending of that width in length or depth Southward 90 feet to Waverly Street.

**UNDER AND SUBJECT TO** the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

**BEING** No. 1822 Pine Street, Philadelphia, Pennsylvania.

**BEING** the same premises which, Stephen A. Milone and Traian Muntean, by Deed dated 08/08/2002 and recorded 08/14/2002 in the County of Philadelphia in Document No. 50510515 granted and conveyed unto Roland K. Bullard, II and Sally S. Bullard, as Tenants by the Entireties, grantors herein.

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of

*Kerena*  
(Witness) *Lori Akerma*  
*Virginia Mateo*  
(Witness) *Virginia Mateo*

*RK Bullard II*  
Roland K. Bullard, II

*Sally S. Bullard*  
Sally S. Bullard

STATE OF Florida :  
COUNTY OF Miami Dade : SS

On this, the 18<sup>th</sup> day of July, 2013 before me, the undersigned officer, personally appeared Roland K. Bullard, II, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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



*[Signature]*  
NOTARY PUBLIC

STATE OF Florida :  
COUNTY OF Miami Dade : SS

On this, the 18<sup>th</sup> day of July, 2013 before me, the undersigned officer, personally appeared Sally S. Bullard, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

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



*[Signature]*  
NOTARY PUBLIC

I do hereby certify that the precise residence and complete post office address of the within grantee is:

1822 Pine st., Philadelphia, PA 19103

July 25, 2013.

  
Agent for Grantee

<h2 style="margin: 0;">PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</h2>		BOOK NO.	PAGE NO.
		DATE RECORDED	
		CITY TAX PAID	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with 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 Roland K. Bullard, II and Sally S. Bullard	TELEPHONE NUMBER:
	AREA CODE (    )

STREET ADDRESS 1822 Pine St., Philadelphia, PA 19103	CITY	STATE	ZIP CODE
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**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) Roland K. Bullard, II	DATE OF ACCEPTANCE OF DOCUMENT:
	GRANTEE(S)/LESSEE(S) Robertson J Price

STREET ADDRESS 1822 Pine Street	STREET ADDRESS 377 Broome Street #A
CITY Philadelphia, PA 19103	CITY New York, NY
STATE	STATE
ZIP CODE	ZIP CODE

**C. PROPERTY LOCATION**

STREET ADDRESS 1822 Pine Street	CITY, TOWNSHIP, BOROUGH Philadelphia, PA 19103
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COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 08-1-0791-00
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**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION \$1,555,000.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$1,555,000.00
4. COUNTY ASSESSED VALUE \$154,816.00	5. COMMON LEVEL RATIO FACTOR x 3.27	6. FAIR MARKET VALUE = \$506,248.32

**E. EXEMPTION DATA**

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

☐ Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (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 \_\_\_\_\_.  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).


☐ Corrective deed (Attach copy of the prior deed).

☐ 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 CORRESPONDENT OR RESPONSIBLE PARTY 	DATE 7/25/13
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<h2 style="margin: 0;">PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</h2>		BOOK NO.	PAGE NO.
		DATE RECORDED	
		CITY TAX PAID	
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<b>A. CORRESPONDENT — All inquiries may be directed to the following person:</b>			
NAME Roland K. Bullard, II and Sally S. Bullard		TELEPHONE NUMBER:	
		AREA CODE (    )	
STREET ADDRESS 1822 Pine St., Philadelphia, PA 19103		CITY	STATE      ZIP CODE
B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT:	
GRANTOR(S)/LESSOR(S) Roland K. Bullard, II		GRANTEE(S)/LESSEE(S) Robertson J Price	
STREET ADDRESS 1822 Pine Street		STREET ADDRESS 377 Broome Street #A	
CITY Philadelphia, PA 19103	STATE	ZIP CODE	CITY New York, NY
C. PROPERTY LOCATION			
STREET ADDRESS 1822 Pine Street		CITY, TOWNSHIP, BOROUGH Philadelphia, PA 19103	
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 08-1-0791-00	
D. VALUATION DATA			
1. ACTUAL CASH CONSIDERATION \$1,555,000.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$1,555,000.00	
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E. EXEMPTION DATA			
1A. AMOUNT OF EXEMPTION 0%	1B. PERCENTAGE OF INTEREST CONVEYED 100%		
<p>2. Check Appropriate Box Below for Exemption Claimed</p> <p><input type="checkbox"/> Will or intestate succession _____  <small>(NAME OF DECEDENT) (ESTATE FILE NUMBER)</small></p> <p><input type="checkbox"/> Transfer to Industrial Development Agency.</p> <p><input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).</p> <p><input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.</p> <p><input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).</p> <p><input type="checkbox"/> 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).</p> <p><input type="checkbox"/> Corrective deed (Attach copy of the prior deed).</p> <p><input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____</p>			
<p>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.</p>			
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 			DATE 7/25/13

File No: 501302040

<b>Commonwealth of Pennsylvania</b> Department of Revenue Bureau of Individual Taxes Dept. 280603 Harrisburg, PA 17128-0603		<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  See Reverse for Instructions		<b>RECORDERS USE ONLY</b> STATE TAX PAID Book Number Page Number Date Recorded	
Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).					
<b>A. CORRESPONDENT – All inquiries may be directed to the following person:</b>					
Name: Roland K. Bullard, II and Sally S. Bullard				Telephone Number: Area Code: (888) 922-4911	
Street Address 1822 Pine Street		City Philadelphia		State PA	
				Zip Code 19103	
<b>B. TRANSFER DATA</b> GRANTOR(S)/LESSOR(S) Roland K. Bullard, II and Sally S. Bullard			<b>DATE OF ACCEPTANCE OF DOCUMENT:</b> GRANTEE(S)/LESSEE(S) Robertson J Price		
STREET ADDRESS 1822 Pine Street			STREET ADDRESS 377 Broome Street #A		
CITY Philadelphia, PA 19103		STATE PA		ZIP CODE 19103	
<b>C. PROPERTY LOCATION</b>					
STREET ADDRESS 1822 Pine Street			CITY, TOWNSHIP, BOROUGH Philadelphia		
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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.					DATE 7/25/13
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