

3521-76

Fee Simple/Trustees' Deed

This Indenture made this 19th day of October 1999.

Between

JOHN R.S. BUSHYAGER

(hereinafter called the Grantor),

STEPHEN A. MIONE and TRAIAN MUNTEAN

(hereinafter called the Grantees)

**Witnesseth** that the said Grantor for and in consideration of the sum of:  
 Three Hundred Twenty-Nine Thousand and 00/100 (\$329,000.00)

dollars lawful money of the United States of America, unto the Grantor well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as joint tenants with the right of survivorship.

File # D310077

Please See Exhibit "A" Attached For Legal Description.

**Superior Abstract LGI, Inc.**

1800 John F. Kenney Boulevard  
 14th Floor  
 Philadelphia, PA 19103  
 (215) 584-2300

000173

John T. Decker  
 COMMISSIONER OF RECORDS

99 NOV -4 AM 10:37

THIS DOCUMENT RECORDED

(13)

D 1213 575

**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 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 above described 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever, as joint tenants with the right of survivorship.  
**And** the said Grantor for her/him/them self/selves, his/her heirs, executors, administrators and Assigns, that he/she the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against he/she the said Grantor and against all and every Person or Persons whomever lawfully claiming to or to claim the same or any part thereof, by from, or under him/her/them or any of them, shall and will WARRANT and forever DEFEND.

OR

the said

do covenant, promise and agree, to and with the said and assigns, by these presents, that ~~the said~~ has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

*Sealed and Delivered*  
IN THE PRESENCE OF US:

*Karen M. J...*

*John R. S. Bushyager*  
JOHN R.S. BUSHYAGER

D 1213 576

ATTACHED TO AND FORMING A PART OF TITLE INSURANCE COMMITMENT  
Order No.: D310077PA

DESCRIPTION and RECITAL

BLOCK 3 S 21 LOT 76

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 Eighth Ward of the City of Phila.

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 Thomas Jay Bushyager and John R. S. Bushyager by Deed dated 6/2/99 and recorded in Philadelphia on 9/24/99 County, in Deed Book JTD 1170 page 405 conveyed unto John R. S. Bushyager.

BRT# 08-1-0791-00

PA 3

Exhibit "A"

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF *Philadelphia*

On this, the *19th* day of *Oct.*, A.D. 1999, before me, the undersigned officer, personally appeared JOHN R.S. BUSHYAGER known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, acknowledged that he executed the same for the purposes therein contained.

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



*Karen M. Jenkins*  
Notary Public  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ of \_\_\_\_\_ and that he as such who acknowledged himself (herself) to be the \_\_\_\_\_ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Grantor(s): JOHN R.S. BUSHYAGER  
To  
Grantee(s): STEPHEN A. MIONE and TRAIAN MUNTEAN  
Premises: 1822 PINE STREET, PHILADELPHIA, PA 19103

11/04/99 3:30PM 008#2145 \*\*B  
#173  
ST RTT CK \$3290.00  
CTV RTT CK \$9870.00  
TOTALRTT \$13160.00

The address of the above-named Grantee is

*1822 Pine Street*  
*Philadelphia, Pa. 19103*

On behalf of the Grantee

*Karen M. Jenkins*

Superior Abstract LGI, Inc.  
1800 John F. Kennedy Boulevard  
14th Floor  
Philadelphia, PA 19103  
(215) 664-2300

<b>PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</b>		BOOK NO <b>01213 578</b>	PAGE NO 
DATE RECORDED 		CITY TAX PAID <b>9820.-</b>	
Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/ 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).			
<b>A. CORRESPONDENT - All inquiries may be directed to the following person:</b>			
NAME <b>John R. S. Bushyager</b>		TELEPHONE NUMBER 	
STREET ADDRESS <b>P.O. Box 22709, Philadelphia Pa. 19110-2709</b>		AREA CODE ( ) 	
CITY <b>Phila. Pa.</b>		STATE <b>PA</b>	
ZIP CODE <b>19110-2709</b>		ZIP CODE 	
<b>B. TRANSFER DATA</b>			
GRANTOR(S)/LESSOR(S) <b>John R. S. Bushyager</b>		DATE OF ACCEPTANCE OF DOCUMENT 	
STREET ADDRESS <b>P.O. Box 22709</b>		GRANTEE(S)/LESSEE(S) <b>Stephen A. Moxie &amp; Trina Muntion</b>	
CITY <b>Phila. Pa.</b>		STREET ADDRESS <b>1822 Pine St.</b>	
STATE <b>PA</b>		CITY <b>PHILADELPHIA</b>	
ZIP CODE <b>19110-2709</b>		STATE <b>PA</b>	
ZIP CODE <b>19103</b>			
<b>C. PROPERTY LOCATION</b>			
STREET ADDRESS <b>1822 Pine Street</b>		CITY, TOWNSHIP, BOROUGH <b>PHILADELPHIA</b>	
COUNTY <b>PHILADELPHIA</b>		SCHOOL DISTRICT <b>PHILADELPHIA</b>	
		TAX PARCEL NUMBER <b>3521-76</b>	
<b>D. VALUATION DATA</b>			
1. ACTUAL CASH CONSIDERATION <b>\$329,000 -</b>		2. OTHER CONSIDERATION <b>+ -0-</b>	
4. COUNTY ASSESSED VALUE <b>\$99,040 -</b>		5. COMMON LEVEL RATIO FACTOR <b>X 3.33</b>	
		3. TOTAL CONSIDERATION <b>= \$329,000 -</b>	
		6. FAIR MARKET VALUE <b>= \$329,803.20</b>	
<b>E. EXEMPTION DATA</b>			
1A. AMOUNT OF EXEMPTION <b>-0-</b>		1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>	
<b>2. Check Appropriate Box Below for Exemption Claimed</b>			
<input type="checkbox"/> Will or Intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)			
<input type="checkbox"/> Transfer to Industrial Development Agency.			
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).			
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$			
<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).			
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Page Number			
<input type="checkbox"/> Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).			
<input type="checkbox"/> Corrective deed (Attach copy of the prior deed).			
<input type="checkbox"/> 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 <b>John R. S. Bushyager</b>			DATE