eRecorded in Philadelphia PA Doc Id: 52683090

08/19/2013 08:46AM Page 1 of 6

Receipt#: 1279856 Rec Fee: \$230.00

Commissioner of Records

Doc Code: D

State RTT: \$15,550.00 Local RTT: \$46,650.00

501302040

Tax Parcel: 08-1-0791-00

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

THIS DEED,

day of (in the year Two Thousand Thirteen (2013)

BETWEEN Roland K. Bullard, It 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 pald, 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. Mione 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 Weller Roland K. Bullard, II Sugman Matel August Bullard August Bullard |
|---|
| STATE OF Florida: SS COUNTY OF Miami. D.nde: On this, the 18th 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. HAROLD L LEWIS MY COMMISSION # EE 000312 EXPIRES: July 21, 2614 Bonded Thru Notary Public Underwriters |
| STATE OF Flavida: SS COUNTY OF Miam. Drd: SS On this, the Bonded Thru Notary Public Underwriters On this, the day of young the day of young 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. HAROLD L LEWIS MY COMMISSION # EE 000312 EXPIRES: July 21, 2014 Bonded Thru Notary Public Underwriters |

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

1822 Pine St., Philadulphia, PA 19103 July 25 2013.

Agent for Grantee

| | | | book no. | PAGE NO | | | |
|--|--|---|---|--|--|--|--|
| PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION | | | DATE RECORDED | | | | |
| | | | CITY TAX PAID | | | | |
| Complete each section and file in duplicate with R the deed is with consideration, or by gift, or (3) a | ecorder of Deeds whe lax exemption is claim | en (1) the full considerationed. If more space is nee | on/value is/is not set forth ded, attach additional sh | in the deed, (2) when eet(s). | | | |
| A. CORRESPONDENT — All inquiries may be | directed to the follo | wing person: | | | | | |
| Roland K. Bullard, II and Sally S. Bullard | | | TELEPHONE NUMBER: AREA CODE () | | | | |
| STREET ADDRESS | CITY | | STATE ZIP CODE | | | | |
| 1822 Pine St., Philadelphia, PA 19103 | | | | | | | |
| B. TRANSFER DATA | | DATE OF ACCEPTANCE OF | DOCUMENT: | | | | |
| GRANTOR(S)/LESSOR(S) | ······································ | GRANTEE(SYLESSEE(S) | | ······································ | | | |
| Roland K. Bullard, II | | Robertson J Price | | | | | |
| STREET ADDRESS 1822 Pine Street | | STREET ADDRESS 377 Broome Stree | | | | | |
| CITY Philadelphia, PA 19103 | ZIP CODE | CITY New York, NY | STATE | ZIP CODE | | | |
| C. PROPERTY LOCATION | | | | | | | |
| STREET ADDRESS 1822 Pine Street | | сту, тоwnsнір, вокоцен Philadelphia, PA 1 | 9103 | | | | |
| COUNTY Philadelphia | эснооц різтяют 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 | | | | |
| 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 | 1B. PERCENTAGE OF IN | TEREST CONVEYED | | | | | |
| 0% 100% | | | | | | | |
| 2. Check Appropriate Box Below for Exemptio | n Claimed | | | | | | |
| | | | | | | | |
| Transfer to Industrial Development Age | <i>риме of dece</i> ncy. | DENT) | (ESTATE FILE N | UMBER) | | | |
| Transfer to agent or straw party. (Attac | h copy of agency/st | raw party agreement). | | | | | |
| Transfer between principal and agent. | (Attach copy of age | ncy/straw trust agreer | nent). Tax paid prior de | eed \$ | | | |
| Transfers to the Commonwealth, the U of condemnation. (Attach copy of resolu | | strumentalities by gift, | , dedication, condemna | ation or in lieu | | | |
| Transfer from mortgagor to a holder of Mortgagee (grantor) sold property to M | a mortgage in defa | ult. Mortgage Book Nu (Attach copy of prior de | umber, Pag eed). | e Number | | | |
| Corrective deed (Attach copy of the price | | • | • | | | | |
| Other (Please explain exemption claimed, if other than listed above.) | | | | | | | |
| Comment of the commen | The second second second second | / | | | | | |
| | | | | | | | |
| Under penalties of law or ordinance, I declare the my knowledge and belief, it is true, correct and to | omplete. | his Statement, including t | accompanying informatio | n, and to the best of | | | |
| SIGNATURE OF CORRESPONDENT OF RESPONSIBLE PART | | | DATE | 50/12 | | | |

(SEE REVERSE)

52683090 Page 5 of 6 08/19/2013 08:46AM

| | | | BOOK NO. PA | NGE NU. | | | | |
|--|--|--|--|---------------------------------------|--|--|--|--|
| PHILADELPHIA REAL ESTATE | | | | | | | | |
| TRANSFER TAX CERTIFICATION | | DATE RECORDED | | | | | | |
| | | | CITY TAX PAID | | | | | |
| Complete each section and file in duplicate with R the deed is with consideration, or by gift, or (3) a | tax exemption is clair | med. If more space is ne | | eed, (2) when | | | | |
| A. CORRESPONDENT — All inquiries may be | | owing person: | TELEPHONE NUMBER: | | | | | |
| Roland K. Bullard, II and Sally S. Bullard | | AREA CODE () | | | | | | |
| STREET ADDRESS | CITY | . | STATE ZIP CO | DE | | | | |
| 1822 Pine St., Philadelphia, PA 19103 | | | | · · · · · · · · · · · · · · · · · · · | | | | |
| B. TRANSFER DATA GRANTOR(S)LESSOR(S) | | DATE OF ACCEPTANCE OF DOCUMENT: GRANTEE(S)/LESSEE(S) | | | | | | |
| Roland K. Bullard, II | | Robertson J Price | e | | | | | |
| STREET ADDRESS 1822 Pine Street | REET ADDRESS 822 Pine Street | | STREET ADDRESS 377 Broome Street #A | | | | | |
| CITY Philadelphia, PA 19103 STATE | rry Philadelphia, PA 19103 STATE ZIP CODE | | STATE ZIP COL | | | | | |
| C. PROPERTY LOCATION | | | | | | | | |
| STREET ADDRESS 1822 Pine Street | REET ADDRESS 822 Pine Street | | сту тоwnsнip вокоосн Philadelphia, PA 19103 | | | | | |
| COUNTY Philadelphia | scноог різткіст 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 | | | | | |
| 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% | | | | | | | | |
| 2. Check Appropriate Box Below for Exemptio | n Claimed | | J | | | | | |
| ☐ Will or intestate succession | | ، فالله فالله الله والتي ويون فيها، فكما الله على الله أنها والم والم والم والم والم | | | | | | |
| Transfer to Industrial Development Age | _{(NAME} OF DEC ncy. | EDENT) | (ESTATE FILE NUMBER) | | | | | |
| ☐ Transfer to agent or straw party. (Attac | Transfer to agent or straw party. (Attach copy of agency/straw party agreement). | | | | | | | |
| Transfer between principal and agent. | (Attach copy of age | ency/straw trust agree | ement). Tax paid prior deed \$ _ | , | | | | |
| Transfers to the Commonwealth, the U of condemnation. (Attach copy of resolution) | | nstrumentalities by gif | t, dedication, condemnation of | r in lieu | | | | |
| Transfer from mortgagor to a holder of Mortgagee (grantor) sold property to M | a mortgage in defa ortgagor (grantee) | ault. Mortgage Book N (Attach copy of prior o | lumber, Page Num deed). | ber | | | | |
| ☐ Corrective deed (Attach copy of the price | or deed). | | | | | | | |
| Other (Please explain exemption claimed, if other than listed above.) | | | | | | | | |
| | | | | | | | | |
| Under penalties of law or ordinance, I declare the my knowledge and belief, it is true, correct and compared to the correct and co | | this Statement, including | accompanying information, and | to the best of | | | | |
| SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PART | | | DATE | | | | | |

(Ref. 663) (SEE REVERSE)

File No: 501302040

| | | | | | REC | ORDERS | USE O | NLY |
|--|----------------------------|-------------------------------------|--|--|--|----------------------|----------------|-----------------|
| | STATE REALTY TRANSFER TAY | | | E TAX PA | | | | |
| Commonwealth of Pennsylvania | | | | Number | ımber | | | |
| Department of Revenue | ST | STATEMENT OF VALUE | | | Number | mber | | |
| Bureau of Individual Taxes Dept. 280603 | S-0 | a Davaraa far Inat | mintiana | | | Recorded | | |
| Harrisburg, PA 17128-0603 | | e Reverse for Inst | | 41 4.11 | | | - B 1 | |
| Complete each section and file in deed, (2) when the deed is with conadditional sheet(s). | nsideratio | on, or by gift, or (3) a t | ax exemption | the full on is cla | i consideratio aimed. If mor | n/value i e space | is need | ed, attach |
| A CORRESPONDENT - All Inquirie | s may be | directed to the following | g person: | | L | | | |
| Name: Roland K. Bullard, II and Sally S. Bullard | | | | Telephone Number: Area Code: (888) 922-4911 | | | | |
| Street Address | City | City | | State | | Zip Code | | |
| 1822 Pine Street | Phila | Philadelphia | | PA | | 19103 | | |
| B TRANSFER DATA | <u> </u> | | | | ANCE OF DO | CUMEN' | <u> </u> | |
| GRANTOR(S)LESSOR(S) Roland K. Bullard, II and Sally S. Bullard | | | GRANTEE(S)LESSEE(S) Robertson J Price | | | | | |
| STREET ADDRESS | | | STREET ADD | RESS | | | | |
| 1822 Pine Street | | | 377 Broom | e Stree | et #A | | | |
| CITY STATE | | ZIP CODE | CITY | • | | STATE | | ZIP CODE |
| Philadelphia, PA 19103 | | | New York, | NY | | | | |
| C. PROPERTY LOCATION STREET ADDRESS | | ! | <u>. </u> | | | | | |
| | | | CITY, TOWN: | | DROUGH | | | • |
| 1822 Pine Street | | | Philadelph | ıa | | | | |
| COUNTY | 1 | SCHOOL DISTRICT | 1 | | TAX PARC | | ER | |
| Philadelphia | | Philadelp | hia | | 08-1-079 | 1-00 | | |
| D. VALUATION DATA 1. ACTUAL CASH CONSIDERATION | | ATUED CONCIDERA | FION | | 2 TOTAL | CONCIDE | DATION | |
| \$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 F. X 3.27 | | | 6. FAIR MARKET VALUE \$506,248.32 | | | |
| E. EXEMPTION DATA | | | | | | | | |
| 1a. AMOUNT OF EXEMPTION | | 1B. PERCENTAGE OF INTEREST CONVEYED | | | | | | |
| 0% 2. Check Appropriate Box Below for I | | 100% | | | | | | |
| Will or intestate succession | -xempuon | Claimed | | | | | | |
| l <u></u> | | | | | | | | |
| Transfer to Industrial Development Agency | | | | | | | | |
| Transfer to agent or straw party. (Attach copy of agency/straw party agreement) | | | | | | | | |
| Transfer between principle and agent.(Attach a copy of agency/straw trust agreement). Tax paid prior deed \$ | | | | | | | | |
| Transfer to the Commonwealth, (Attach copy of resolution) | the United | States, and Instrumen | talities by gif | t, dedica | ation, condemi | nation or | in lieu of | f condemnation. |
| ☐ Transfer from mortgagor to a older of a mortgage in default. Mortgage Book Number , Page Number . | | | | | | | | |
| 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, co | rrect and | complete. | | , morauli | ng accompany | y iliiOil | | |
| SIGNATURE OF CORRESPONDENT OR | RESPONS | IBLE PARTY | | | | DATE | <u></u> フ/ゝ | c/13 |
| \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | | | | | | | / | <i>2/12</i> |