

# City of Philadelphia Department of Records

## RECORDING INFORMATION SUMMARY (RIS)

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

### RETURN DOCUMENT TO:

Name: Trident Land Transfer Company  
Address: 1800 John F. Kennedy Boulevard, 14th Floor  
Philadelphia, Pa. 19103  
Telephone: (215)564-2300

#### 1. Type of Document:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Deed      | <input type="checkbox"/> Mortgage                 | <input type="checkbox"/> Lease/Memorandum of Lease  |
| <input type="checkbox"/> Sheriff's Deed       | <input type="checkbox"/> Release of Mortgage      | <input type="checkbox"/> Assignment of Lease & Rent |
| <input type="checkbox"/> Deed of Condemnation | <input type="checkbox"/> Assignment of Mortgage   | <input type="checkbox"/> Easement                   |
| <input type="checkbox"/> Other Deed           | <input type="checkbox"/> Satisfaction of Mortgage | <input type="checkbox"/> Other _____ (specify)      |

2. Date of Document: 08 / 08 / 2002  
month day year

3. Grantor/Mortgagor/Assignor/Lessor/ (a.) MIONE, STEPHEN A.  
Other: (b.) MUNTEAN, TRAIAN  
(Last Name, First Name, Middle Initial)

☐ Additional names on Continuation Page of RIS

4. Grantee/Mortgagee/Assignee/Lessee/ (a.) BULLARD, ROLAND K. II  
Other: (b.) BULLARD, SALLY S.  
(Last Name, First Name, Middle Initial)

☐ Additional names on Continuation Page of RIS

#### 5. Property Address:

(a.) House No. & Street Name: 1822 PINE STREET  
Condo Name(if applicable): \_\_\_\_\_ Unit # \_\_\_\_\_ Philadelphia, PA Zip Code: 19103  
BRT Account # (optional): \_\_\_\_\_ Parcel Identification Number (PIN) (optional): \_\_\_\_\_  
☐ Additional addresses on Continuation Page of RIS

#### 6. Grantee's Mailing Address (Deed Only):

(If Grantee is at a different address than the Property Address listed in Section 5, complete this section.)

Grantee or Designee Name: ROLAND K. BULLARD, II and SALLY S. BULLARD

House No. & Street Name: 1822 PINE STREET

City: PHILADELPHIA State: PA Zip Code: 19103

#### 7. Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

(a.) Name of Original Mortgagee: \_\_\_\_\_  
Recording Date of Original Mortgage: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
month day year

Recorder's Index Information  
of Original Mortgage:

Initials, Book and Page or Doc. ID#

☐ Additional references on Continuation Page of RIS

#### 8. Optional Information

☐ Consolidation ☐ Subdivision

STEPHEN A. MIONE

'EE or 'OR Name

'EE or 'OR Telephone Number

'EE or 'OR Signature

FOR DEPT USE ONLY



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This Document Recorded  
08/14/2002 State RTT: 12,000.00 Doc Id: 50510515  
12:13PM Local RTT: 36,000.00 Receipt #: 180258  
Doc Code: D Commissioner of Records, City of Philadelphia Rec Fee: 48.50

Trident Land Transfer Company  
1800 JFK Blvd., 14th Floor  
Philadelphia, PA 19103-7401

## DEED

This Indenture Made this 8th day of August, 2002

Between **STEPHEN A. MIONE and TRAIAN MUNTEAN**, (hereinafter called the Grantors)

**ROLAND K. BULLARD, II and SALLY S. BULLARD**,  
(hereinafter called the Grantees)

**Witnesseth** That the said Grantors for and in consideration of the sum of **One Million Two Hundred Thousand (\$1,200,000.00)** Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as tenants by the entirety.

### SEE EXHIBIT "A"

**Together** with all and singular the 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 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 above described with the improvements, 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.

(SPECIAL WARRANTY)

**And** the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, , their heirs and assigns that the said Grantors 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 the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

OR

(TRUSTEES' WARRANTY)

**And** the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors 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 incumbered, in title, charge, estate, or otherwise howsoever.



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Order No: D333969PA

Reference No:

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### Description and Recital

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.

BEING No. 1822 Pine Street.

Being the same premises which John R. S. Bushyager by Deed dated 10/19/1999 and recorded  
11/4/1999 in Philadelphia County in Deed Book JTD 1213 Page 574 conveyed unto Stephen A.  
Mione and Traian Muntean, their heirs and assigns, as joint tenants with the right of survivorship, in  
fee.



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# EXHIBIT A

FILE NUMBER: D333969PA  
BRT #

Trident Land Transfer Company  
1800 JFK Blvd., 14th Floor  
Philadelphia, PA 19103-7401

In Witness Whereof, the said Grantors 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:

Stephen A. Mione  
STEPHEN A. MIONE

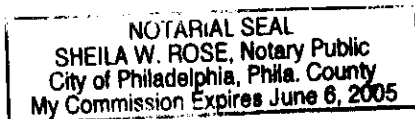
Traian Muntean  
TRAIAN MUNTEAN

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Philadelphia )

On this, the 5th day of August A.D. 2002, before me, a notary public the undersigned officer, personally appeared **STEPHEN A. MIONE and TRAIAN MUNTEAN** known to me (or 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:



Sheila W. Rose  
Notary Public

The address of the above named Grantee(s) is:  
1822 PINE STREET, PHILADELPHIA, PA 19103

Certified by: Sheila W. Rose



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Philadelphia Real Estate  
Transfer Tax Certification

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquires may be directed to the following person**

NAME: ROLAND K. BULLARD, II and SALLY S. BULLARD

TELEPHONE NUMBER:

STREET ADDRESS:

1822 PINE STREET

PHILADELPHIA, PA 19103

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S)

STEPHEN A. MIONE and TRAIAN MUNTEAN

GRANTEE(S)/LESSEE(S)

ROLAND K. BULLARD, II and SALLY S. BULLARD

STREET ADDRESS

2422 Fisher's Walk

STREET ADDRESS

1822 PINE STREET

Phila PA 19103

PHILADELPHIA, PA 19103

**C. PROPERTY LOCATIONS**

STREET ADDRESS

1822 PINE STREET

CITY, TOWNSHIP, BOROUGH

PHILADELPHIA, Philadelphia

COUNTY

Philadelphia

SCHOOL DISTRICT

Philadelphia

TAX PARCEL NUMBER

08-1-0791-00

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION

1,200,000.00

2. OTHER CONSIDERATION

+ 0.00

3. TOTAL CONSIDERATION

= 1,200,000.00

4. COUNTY ASSESSED VALUE

67,136.00

5. COMMON LEVEL RATIO FACTOR

x 3.19

6. FAIR MARKET VALUE

= 214,163.84

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION

0

1B. PERCENTAGE OF INTEREST CONVEYED

100%

**2. Check Appropriate Box Below for Exemption Claimed**



Will or intestate succession

Name of Decedent: Estate File Number:



Transfer to Industrial Development Authority



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 to deed \$



Transfers to the Commonwealth, the United States, and instrumentality's 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 Page



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



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FILE NUMBER: D333969PA  
BRT #

Trident Land Transfer Company  
1800 JFK Blvd., 14th Floor  
Philadelphia, PA 19103-7401

# DEED

STEPHEN A. MIONE and TRAIAN MUNTEAN

TO

ROLAND K. BULLARD, II and SALLY S. BULLARD

PREMISES:  
1822 PINE STREET  
City of Philadelphia  
County of Philadelphia  
PA  
BRT # 08-1-0791-00



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