

Executors, Trustees, or Guardians Deed, No. 636-5

D 1170 405

This Indenture, Made the second day of June in the year of our Lord one thousand nine hundred and ninety-nine (1999)

Between

Thomas Jay Bushyager, Deceased, Date of Death April 26, 1991, John R.S. Bushyager, Administrator (hereinafter called the Grantor), of the one part, and

John R.S. Bushyager (hereinafter called the Grantee), of the other part,

Whereas,

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 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 Kosmin and Stango Partnership, A Pennsylvania General partnership Indenture date June 26, 1987 and recorded in the Office for the Recording of Deeds in and for the City of Philadelphia, in Deed Book No. 0828, page 429 granted and conveyed unto Thomas Jay Bushyager in fee.

AND the said Thomas Jay Bushyager, departed this life on April 26, 1991 wherein John R.S. Bushyager was appointed Administrator with the Register of Wills Office of Philadelphia County - file no. 51-9 W2738.

THIS transfer of property is a tax exempt transfer passing from father to son.

09/24/99 11:41AM 007#2314
#179
DEED \$19.50
REGIST \$5.00
N.R. \$5.00
N.R. \$5.00
RG TAX \$0.50
09/24/99 11:42AM 007#2315
CHECK \$37.00
REGIST \$2.00
COUNTY \$2.00
TOTAL \$2.00
CHECK \$2.00
CHANGE \$0.00

000179

99 SEP 24 AM 10 49

From T. Decker

THIS DOCUMENT RECORDED

D 1170 406

Now this Indenture witnesseth, that the said Grantee for and in consideration of the sum of One Dollar (\$1.00) ——— lawful money of the United States, to Grantor well and truly paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor granted, bargained, sold, alined, released, and confirmed and by these presents does grant, bargain, sell, alien, release and confirm unto the said Grantee

Together with all and singular buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest use, trust, property, claim and demand whatsoever,

in law, equity, or otherwise however, of, in, or out of the same;

To have and to hold the said lot or piece of ground described with the buildings, improvements hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and assigns, to and for the only proper use and behoof of the said Grantee and assigns forever.

And the said Grantor, his heirs, executors and administrators does covenant, promise and agree, to and with the said Grantees, that he, the said Grantor his heirs and assigns, 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.

In Witness Whereof, the party of the one part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

James C. Seft

John R. S. Bushyager
JOHN R.S. BUSHYAGER, Administrator

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION		BOOK NO 0 1170 PAGE NO 407
		DATE RECORDED CITY TAX PAID -/-
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).		
A. CORRESPONDENT - All inquiries may be directed to the following person:		
NAME Bernice J. Koplin, Esquire		TELEPHONE NUMBER AREA CODE 215 981-0630
STREET ADDRESS 1600 Market Street, Suite 3450 Philadelphia		STATE PA
		ZIP CODE 19103-7275
B. TRANSFER DATA		
GRANTOR(S)/LESSOR(S) John Bushyager, Administrator		DATE OF ACCEPTANCE OF DOCUMENT GRANTEE(S)/LESSEE(S) John Bushyager
STREET ADDRESS 1822 Pine Street		STREET ADDRESS 1822 Pine Street
CITY Philadelphia	STATE PA	CITY Philadelphia
	ZIP CODE PA	STATE PA
		ZIP CODE PA
C. PROPERTY LOCATION		
STREET ADDRESS 1822 Pine Street		CITY, TOWNSHIP, BOROUGH Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER
D. VALUATION DATA		
1 ACTUAL CASH CONSIDERATION 0	2 OTHER CONSIDERATION + 1.00	3 TOTAL CONSIDERATION = 1.00
4 COUNTY ASSESSED VALUE 99040	5 COMMON LEVEL RATIO FACTOR x 3.33	6 FAIR MARKET VALUE = 329803.20
E. EXEMPTION DATA		
1A AMOUNT OF EXEMPTION 100%	1B PERCENTAGE OF INTEREST CONVEYED	
2. Check Appropriate Box Below for Exemption Claimed		
<input checked="" type="checkbox"/> Will or intestate succession <u>Thomas J. Bushyager</u> <u>51-91-2738</u> <small>(NAME OF DECEDENT) (ESTATE FILE NUMBER)</small>		
<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 _____. 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 Bernice J. Koplin		DATE 6/16/99

B 1170 400

Commonwealth of Pennsylvania :
County of Philadelphia : SS.

On this, the 2 day of June, 1999, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the _____, the undersigned officer, personally appeared JOHN R.S. BUSHYAGER known to me (or satisfactorily proven) to be the persons whose name is (are) subscribed to the within instrument, and acknowledged that they executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Barbara Stephens
Notary Public

Notarial Seal
Barbara Stephens, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Mar. 4, 2002

DEED.

John R.S. Bushyager, Executor of
the Estate of Thomas Jay Bushyager,
Deceased,
Grantor

TO

John R.S. Bushyager,
Grantee

PREMISES: 1822 Pine Street, Philadelphia,
Philadelphia County, Pennsylvania

FOLIO NO. _____, 1998

Bernice J. Koplin, Esquire
Schachtel Gerstley Levine & Koplin
1600 Market Street, Suite 3450
Philadelphia, PA 19103-7275
215/981-0630

The address of the above named Grantee is
1822 Pine Street, Philadelphia, PA

On behalf of the Grantee
John R. Bushyager