

Prepared by and Return to:

Delaware River Closing Services, Inc.
6464 Lower York Road, Suite B
New Hope, PA 18938

File No. DRC-PA-5205

Parcel No 88-8053476 & 88-8053477

Premises:

244-48 North 3rd Street
Unit #4C & Unit #4D
Philadelphia, PA 19106

This Indenture, made the 15th day of April, 20 22, and effective the 15th day of April, 20 22, the date of delivery to the Grantees

Between

Richard J. Gities

(hereinafter called the Grantor), of the one part, and

Stephen Boerner and Melissa Bemer, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)** lawful money of the United States of America, unto him 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, as tenants by the entirety

ALL THAT CERTAIN UNITS designated as Units No. 4C and 4D in the Commons at New Street, A Condominium.

SITUATE in the City of Philadelphia and the Commonwealth of Pennsylvania, as designated in Declaration of Condominium, of The Commons of New Street, a Condominium, bearing date the 26th day of December, A.D. 1984 and recorded in the Office for the Recording of Deeds in and for Philadelphia County, Commonwealth of Pennsylvania, on the 26th day of December, A.D. 1984 in Deed Book FHS 39 page 418, etc. and Amendment to Declaration recorded 8/18/1999 in Deed Book JTD 1131 page 164, and Second Amendment to Declaration recorded 3/14/2011 as Document No. 52325364.

TOGETHER with all right, title and interest of, in and to an undivided percentage interest

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in and to the Common Elements as set forth in the Declaration of Condominium.

BEING No. 244-48 North 3rd Street, Units 4C and 4D, The Commons at New Street, a Condominium.

BEING BRT No. 88-8053476 and 88-8053477

BEING as to "Unit 4C" the same premises which The Renaissance Group, Inc. by Deed dated 7/02/1998 and recorded 7/28/1998 in Philadelphia County in Deed Book JTD 734 Page 443 conveyed unto Richard J. Gities, in fee.

BEING as to "Unit 4D" the same premises which The Renaissance Group, Inc. by Deed dated 7/02/1998 and recorded 7/28/1998 in Philadelphia County in Deed Book JTD 734 Page 439 conveyed unto Richard J. Gities, in fee.

AS TO Unit 4C and Unit 4D:

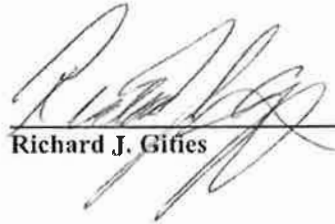
BEING the same premises which Richard J. Gities by Deed dated 9/10/2002 and recorded 9/18/2002 in Philadelphia County as Document No. 50529161 conveyed unto Richard J. Gities, as sole owner, in fee. (\$1.00 Consideration)

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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, 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 described above, 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.

And the said Grantor, for themselves and his heirs, executors and administrators, does, by these presents, covenants, grants and agrees, to and with the said Grantees, their heirs and assigns, that he, the said Grantor and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals.
Dated the day and year first above written.




Richard J. Gities

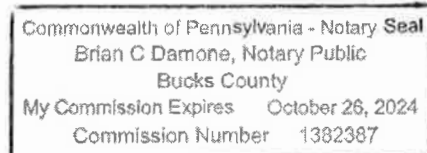
State/Commonwealth of: PA
County of: Philadelphia

On the 15th day of April, 2022, before me a Notary Public, personally appeared **Richard J. Gities**, known to me (satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

I hereunto set my hand and official seal.



Notary Public
My commission expires: 10/26/2024



The precise residence and the complete post office address of the above-named Grantees is:

**244-48 North 3rd Street
Unit #4C & Unit #4D
Philadelphia, PA 19106**

On behalf of the Grantees

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Deed

Parcel No 88-8053476 & 88-8053477

Richard J. Gities

TO

Stephen Boerner and Melissa Bemer, husband and wife

Delaware River Closing Services, Inc.
6464 Lower York Road, Suite B
New Hope, PA 18938
215.794.0700

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PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC ID

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

Stephen Boerner and Melissa Bemer

TELEPHONE NUMBER:

STREET ADDRESS

CITY

STATE

ZIP CODE

244-48 North 3rd Street, Unit #4C & Unit #4D

Philadelphia, PA 19106

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR (S) / LESSOR (S)

Richard J. Gities

GRANTEE (S) / LESSEE (S)

Stephen Boerner and Melissa Bemer

STREET ADDRESS

244-48 North 3rd Street, Unit #4C & Unit #4D

STREET ADDRESS

244-48 North 3rd Street, Unit #4C & Unit #4D

CITY

STATE

ZIP CODE

Philadelphia, PA 19106

CITY

STATE

ZIP CODE

Philadelphia, PA 19106

C. PROPERTY LOCATION

STREET ADDRESS

244-48 North 3rd Street, Unit #4C & Unit #4D

CITY, TOWNSHIP, BOROUGH

Philadelphia

COUNTY

Philadelphia

SCHOOL DISTRICT

Philadelphia

TAX PARCEL NUMBER

88-8053476

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

400,000.00

2. OTHER CONSIDERATION

+ 0

3. TOTAL CONSIDERATION

400,000.00

4. COUNTY ASSESSED VALUE

159,500.00

5. COMMON LEVEL RATIO FACTOR

x 1.07

6. FAIR MARKET VALUE

= 170,665.00

E. EXEMPTION DATA

1A. PERCENTAGE 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 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

Melissa Bemer

DATE

4/15/22