

RETURN TO

Manito Abstract Company, Inc.
38949-M

THIS DEED, made this 26th day of September, 2002.

BETWEEN, Chester County Historical Society, a corporation organized and existing under and by virtue of the laws of Pennsylvania (hereinafter called "Grantor"), of the one part, and George A. Trajtenberg and Adriana Trajtenberg, husband and wife (hereinafter called the "Grantees"), of the other part.

WITNESSETH, That in consideration of Three Hundred Seventy Five Thousand...(\$375,000.00)...00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by the entireties

PREMISES "A"

ALL THAT CERTAIN messuage and tract of land situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded westwardly by Matlack Street, northwardly by Washington Street, eastwardly by land of William P. Marshall and the Estate of Edward H. Hall, deceased, and southwardly by Evans Street being 200 feet on Washington Street and extending southwardly that width to Evans Street the eastern line being at right angles to Washington Street.

AND WHEREAS, by a Decree of the Orphans' Court of Chester County as to the Estate of Marian H. Stevenson, deceased, dated September 8, 1932 and recorded November 14, 1952 as Chester County Deed Book R-23 page 484, is was Ordered and Decreed that the above described premises is to be distributed unto Chester County Historical Society, in fee.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in West Chester Borough, Chester County, Pennsylvania, bounded and described according to a Map made for Chester County Historical Society, prepared by Yerkes Associates, Inc., dated 6/7/77 as follows, to wit:

BEGINNING at a point on the northeasterly side of Matlack Street (60 feet wide), a corner of lands now or late of Chester County Historical Society; thence from the beginning extending along said lands North 65 degrees 43 minutes 04 seconds East 191.74 feet to a point; thence extending South 57 degrees 49 minutes 20 seconds East 30.00 feet to a point; thence extending South 32 degrees 25 minutes 37 seconds West 45.55 feet to a point a corner of lands now or late of Elwood and James Webster; thence extending along said lands South 65 degrees 43 minutes 04 seconds West 170.05 feet to a point on the northeasterly side of Matlack Street, aforesaid; thence extending North 24 degrees 30 minutes 00 seconds West 50.00 feet to the first mentioned point and place of beginning.



BEING the same premises which Penn Central Properties, Inc., by Quit Claim Deed dated April 27, 1984 and recorded at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Deed Book J-63 page 230, granted and conveyed unto Chester County Historical Society.

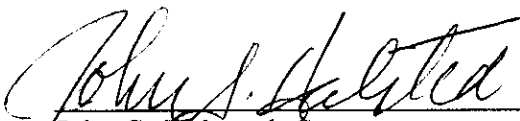
BEING Chester County UPI #1-5-257. ✓

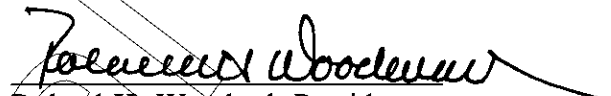
AND the said Grantor doth hereby covenant to and with the said Grantees that, it, the said Grantor, its successors, SHALL and WILL by these presents, Warrant and forever Defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantees their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it them or any of them.

IN WITNESS WHEREOF, the said Grantor has caused present to be duly executed, the day and year first above written.

Attest:

By: Chester County Historical Society


John S. Halstead, Secretary


Roland H. Woodard, President

State of Pennsylvania

County of Chester

On this 26th day of September, 2002, before me, the undersigned officer, personally appeared Roland H. Woodard, who acknowledged himself to be the President of the said corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument, for the puposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notarial Seal
Samuel W. Rump, Notary Public
West Chester Boro, Chester County
My Commission Expires May 7, 2006
Member, Pennsylvania Association Of Notaries


Notary Public

The address of the Grantees is:

619 Cricklewood Road
West Chester, PA 19382

