

## TRUST DEED

THIS INDENTURE, made this 12<sup>m</sup> day of September, 2002, BETWEEN

FIORINO GRANDE, party of the first part, and hereinafter referred to as Grantor,

a n d

FIORINO GRANDE and WACHOVIA BANK, N.A., successor to First Union National Bank, Trustees under an Original Trust Deed and Agreement dated June 29, 1988, as amended and supplemented, parties of the second part, and hereinafter referred to as Grantees.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns,

ALL THAT CERTAIN easement, the location as shown on Green Valley Estates V, recorded in Plan Book Volume 216, Page 5, Berks County Records and on construction record drawing prepared by LAND SERVICE COMPANY, drawing D-2000-05, dated October 30, 2000, sheet 1 of 5, situate in Lower Heidelberg Township, Berks County, Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at a point a corner of lot #302 and in line of lot #304 and being the Southeastern most point of said easement;

Thence along lots #304, 305, 306, 307, South 58 degrees 30 minutes 00 seconds West, 364.08' to a point in line of lot #279;

Thence along the same and lots #280, 281, 282, 283, North 25 degrees 30 minutes 00 seconds East, 390.53' to a point a corner of lot #284;

Thence along lot #301, South 63 degrees 10 minutes 00 seconds East, 69.62' to a point, a corner of lot #302;

Thence along the same, South 31 degrees 30 minutes 00 seconds East, 153.45' to a point, the place of BEGINNING.

CONTAINING: 41,524 square feet.

BEING TAX PARCEL NUMBER: 49-4376-08-88-1495.

BEING THE SAME PREMISES WHICH LaRue L. Heim and Morton E. Heim, her husband, by deed dated June 25, 1997, and recorded in Deed Book Volume 2842, page 2098, Berks County Records, granted and conveyed unto Fiorino Grande.

AFFIDAVIT SUBMITTED

VL 3666PG0895

Planned Return to: Edgar, Deborah

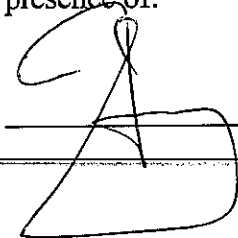
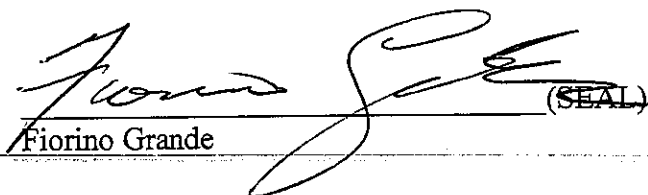
TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; and also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said parties of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever.

AND THE SAID party of the first part, for his heirs, executors and administrators, does by these presents, covenant, grant and agree, to and with the said parties of the second part, their heirs and assigns forever, that he, the said party of the first part, his heirs, and all and singular the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against them, the said party of the first part, and his heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will specially warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part to these presents has hereunto set his hand and seal. Dated the day and year first above written.

Signed, sealed and delivered in the presence of:

A handwritten signature in dark ink, appearing to be a stylized 'S' or 'A', written over a horizontal line.A handwritten signature in dark ink, appearing to be 'Fiorino Grande', written over a horizontal line. To the right of the signature is a circular stamp with the word 'SEAL' inside.

COMMONWEALTH OF PENNSYLVANIA

:

: SS.

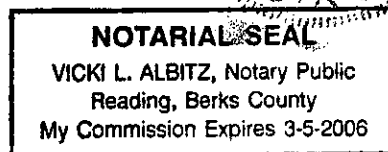
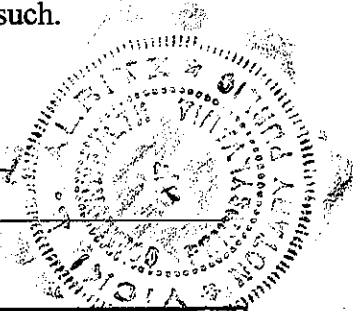
COUNTY OF BERKS

:

On this 12<sup>th</sup> day of September, 2002, before me, the undersigned officer, personally appeared Fiorino Grande, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes thereon contained, and desired the same might be recorded as such.

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

*Vicki L. Albitz*  
Notary Public



The address of the within named Grantees is:

424 Miller Road  
Sinking Spring, PA 19608

Recorded in the Office for the Recording of Deeds in and for Berks County, Pennsylvania, in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, on \_\_\_\_\_.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Recorder of Deeds

VL3666PG0897



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# 234

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid	
Book Number	3666
Page Number	894
Date Recorded	01/02/03

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, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Frederick L. Reigle, Esquire			Telephone Number:		
Street Address	City	State	Zip Code	Area Code		
3506 Perkiomen Avenue	Reading	PA	19606	{ 610 }	779 4550	

### B TRANSFER DATA

Grantor(s)/Lessor(s)			Date of Acceptance of Document		
Florino Grande			Grantee(s)/Lessee(s) Fiorino Grande and Wachovia Bank, N.A. successor to First Union National Bank, Trustees		
Street Address			Street Address		
424 Miller Road			424 Miller Road		
City	State	Zip Code	City	State	Zip Code
Sinking Spring	PA	19608	Sinking Spring	PA	19608

### C PROPERTY LOCATION

Street Address		City, Township, Borough	
Open space detention pond, Green Valley Estates, Phase V		Lower Heidelberg Township	
County	School District	Tax Parcel Number	
Berks	Wilson	49-4376-08-88-1495	

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ --	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$3,800.00	x 1.07	= 0

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	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 a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If 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 \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, 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
	9-16-02

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

3666PG0894

AFFIDAVIT SUBMITTED