

This Deed, Made this

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10179 10th day of August in the year of our LORD one thousand nine hundred and eighty-three

BETWEEN, FREEMA NICHOLS, of Delaware County, Commonwealth of Pennsylvania, party of the first part,

AND

WILLIAM T. ALUMKAL and CARMELITA ALUMKAL, husband and wife, of New Castle County, State of Delaware, parties of the second part.



Witnesseth, That the said party of the first part, for and in consideration of the sum of SIXTY-FIVE THOUSAND & 00/100 DOLLARS (\$65,000.00) lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs and assigns, in fee, as tenants by the entireties,

ALL

That certain lot, piece or parcel of land, with the buildings thereon erected, known as No. 1703 Concord Pike, situate in Brandywine Hundred, New Castle County and State of Delaware, being a portion of the area designated as "Commercial" as shown on a revised plan of a portion of Deerhurst, dated December 4, 1942 and of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, at Plat Record 1, Page 27, as revised by a Plat recorded in Plat Record 1, Page 30, and more particularly bounded and described in accordance with a survey made by Damon and Foster, Civil Engineers and Surveyors of Sharon Hill, Pennsylvania, dated October 5, 1946, as follows, to-wit:

BEGINNING at a point on the Easterly side of Concord Pike (at 70 feet wide) said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, at its old width of sixty feet with the Southerly side of New or Murphy Road, at its old width of 46.5 feet; (1) South 2 degrees 4 minutes 45 seconds East, along the said Easterly side of Concord Pike (at 60 feet wide), 150 feet to a point in line with the extension of the North side of a 5 feet wide public walk as shown on the aforesaid Plots of Deerhurst; (2) thence North 74 degrees 25 minutes 15 seconds East, along the extension of the North side of said public walk, 10.28 feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet; (3) thence South 2 degrees 4 minutes 45 seconds East, along the said Easterly side of Concord Pike (at 70 feet wide) 40.60 feet to the point and place of Beginning; thence from said point of Beginning continuing along the said Easterly side of Concord Pike (at 70 feet wide) and passing along the Westerly side of a 27 feet wide common parking and driveway area (said common parking and driveway area being more particularly hereinafter described) South 2 degrees 4 minutes 45 seconds East, 20 feet to a point; thence North 87 degrees 55 minutes 15 seconds East, crossing said common parking and driveway area and passing through the center of the party wall between the building erected on this lot and the building erected on the lot adjoining on the South and also crossing a common driveway, at this point 27 feet wide (said common driveway being more particularly hereinafter described) 110 feet to a point in the Easterly side of said common driveway; thence North 2 degrees 4 minutes 45 seconds West passing along the said Easterly side of said common driveway, 20 feet to a point; thence South 87 degrees 55 minutes 15 seconds West, crossing said common driveway and passing through the center of the party wall between the building erected on this lot and the building erected on the lot adjoining on the North, and also crossing the aforesaid common parking and driveway area 110 feet to the point and place of Beginning. Be the contents thereof what they may.

TOGETHER with the free and uninterrupted right, use and privilege, forever, in common with Concord Development Company, its successors and assigns, of the hereinafter described 27 feet wide common parking and driveway area for parking and driveway purposes. SUBJECT, However, to a proportionate share of the expense of keeping said area in good order and repair, said 27 feet wide common parking and driveway area being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly side of Concord Pike at 70 feet wide, said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, at its old width of 60 feet with the Southerly side of New or Murphy Road, at its old width of 46.5 feet; (1) South 2 degrees 4 minutes 45 seconds East along the said Easterly side of Concord Pike (at 60 feet wide) 150 feet to a point in line with the extension of the North side of a 5 feet wide public walk as shown on the aforesaid plots of Deerhurst; (2) thence North 74 degrees 25 minutes 15 seconds East, along the extension of the North side of said public walk 10.28 feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet; (3) thence South 2 degrees 4 minutes 45 seconds East along the said Easterly side of the Concord Pike (at 70 feet wide) 20.60 feet to the point and place of Beginning; thence from said point of Beginning and passing along the Southerly side of the hereinafter described common driveway, at 9 feet wide, North 87 degrees 55 minutes 15 seconds East 27 feet to a point; thence South 2 degrees 4 minutes 45 seconds East and parallel with the Easterly side of the Concord Pike (at 70 feet wide) 63 feet to a point; thence South 87 degrees 55 minutes 15 seconds West, 27 feet to a point in the said Easterly side of the Concord Pike (at 70 feet wide) and thence thereby North 2 degrees 4 minutes 45 seconds West, 63 feet to the point and place of Beginning. Be the contents thereof what they may.

RESERVING, However, unto Concord Development Company, its successors and assigns, the free and uninterrupted right, use and privilege in common with others entitled thereto forever for parking and driveway purposes of the whole of the hereinabove described common parking and driveway area. **SUBJECT**, However, to a proportionate share of the expense of keeping said area in good order and repair.

ALSO TOGETHER with the free and uninterrupted right, use and privilege forever in common with Concord Development Company, its successors and assigns, of the hereinafter described common driveway for driveway purposes. **SUBJECT**, However, to a proportionate share of the expense of keeping said common driveway in good order and repair. Said common driveway being more particularly bounded and described, as follows, to-wit:

BEGINNING at a point on the Easterly side of Concord Pike (at 70 feet wide) said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, at its old width of 60 feet, with the Southerly side of New or Murphy Road, at its old width of 46.5 feet; (1) South 2 degrees 4 minutes 45 seconds East along the said Easterly side of Concord Pike (at 60 feet wide) 150 feet to a point in line with the extension of the North side of a 5 feet wide public walk as shown on the aforesaid plots of Deerhurst; (2) thence North 74 degrees 25 minutes 15 seconds East along the extension of the North side of said public walk 10.28 feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet; (3) thence South 2 degrees 4 minutes 45 seconds East along the said Easterly side of the Concord Pike, at 70 feet wide, 11.60 feet to a point in the Northerly side of the herein described common driveway; thence North 87 degrees 55 minutes 15 seconds East, 110 feet to a point; thence South 2 degrees 4 minutes 45 seconds East, 72 feet to a point; thence South 87 degrees 55 minutes 15 seconds West, 27 feet to a point; thence North 2 degrees 4 minutes 45 seconds West 63 feet to a point; thence South 87 degrees 55 minutes 15 seconds West 27 feet to a point; thence North 2 degrees 4 minutes 45 seconds West 63 feet to a point; thence South 87 degrees 55 minutes 15 seconds West, 83 feet to a point in the said Easterly side of the Concord Pike, at 70 feet wide; and thence thereby North 2 degrees 4 minutes 45 seconds West, 9 feet to the point and place of Beginning. Be the contents thereof what they may.

ALSO RESERVING, However, unto Concord Development Company, its successors and assigns, the free and uninterrupted right, use and privilege in common with others entitled thereto forever for driveway purposes of the whole of the hereinabove described common driveway. **SUBJECT**, However, to a proportionate share of the expense of keeping said common driveway in good order and repair.

SUBJECT, Also, to certain conditions, reservations, easements, restrictions and covenants as contained and more fully set forth in an Indenture of Concord Development Company, a Delaware corporation, to Ruth R. Martin, single woman, dated September 9, 1943 and recorded in the Office of the Recorder of Deeds in and for New Castle County at Deed Record Z, Volume 43, Page 136.

BEING the same lands and premises which Marvin T. Redmond and Joyce H. Redmond, husband and wife, by their Indenture dated June 30, 1978 and recorded in the Office of the Recorder of Deeds in and for New Castle County at Deed Record U, Volume 101, Page 34, did grant and convey unto Robert Nichols and Freema Nichols, husband and wife, in fee. The said Robert Nichols did depart this life on February 9, 1982 (File No. 23820606, Delaware County, PA Courthouse) vesting Freema Nichols with fee simple title to the above-described property as tenant by the entirety.

Property Address:
1703 Concord Pike
Wilmington, Delaware

Parcel No.: 06 100.00 088

Grantees' Address:
605 Wynyard Road
Wilmington, Delaware

In Witness Whereof, the said party of the first part has hereunto set her hand and seal, the day and year aforesaid.

Given and Delivered in the Presence of

Freema Nichols
FREEMA NICHOLS

COMMONWEALTH OF PENNSYLVANIA
DELAWARE

County, } ss.

State of Delaware
RECORDS & DEEDS
NEWCASTLE COUNTY
APPLICANT
REALTY TRANSFER TAX
\$ 00.00

this 10th day of August
nineteen hundred and eighty-three
a Notary Public aforesaid,

We do Remember, That on
in the year of our LORD, one thousand
personally came before me, the Subscriber,

FREEMA NICHOLS,

party to this Indenture, known to me personally to be such, and she acknowledged this Indenture to be her Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Margaret J. [Signature]
Notary Public

State of Delaware
RECORDS & DEEDS
NEWCASTLE COUNTY
APPLICANT
REALTY TRANSFER TAX
\$ 00.00

WIMY H. [Signature]
MEDIA BOROUGH DELAWARE COUNTY
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 27 1985

REC'D FOR RECORD AUG 15 1983