

* M.S. King General Company, Inc

DEED OF DEDICATION - Woodland Dr.

THIS INDENTURE, made the 8 day of Oct, 1996 between M.S. KING GEN. COMP. (M.S. King) of the one part (hereinafter called the Grantor), and HONEY BROOK TOWNSHIP, Chester County, Pennsylvania, of the other part (hereinafter called the Grantee).

WITNESSETH: That the said Grantor, for and in consideration of the advantage to him (it) accruing, as well as for divers other considerations affecting the public welfare which he (it) seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns.

ALL THAT CERTAIN parcel or strip of land, consisting of the bed of Woodland Drive as more particularly described in Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the said lot or piece of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for a public street or highway and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said street had been opened by a Decree of the Court of Quarter Sessions of the Peace for the County of Chester, after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

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And the said Grantor, for himself, his heirs, executors and administrators (itself, its successors and assigns), by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor, nor his heirs, executors and administrators (its successors or assigns), shall nor will at any time hereafter ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established by the Grantee, and if such grade shall not be established at the day of the date of these presents that neither the said Grantor, nor his heirs, executors and administrators (its successors and assigns), shall nor will at any time thereafter ask, demand, recover or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by the Grantee.

And the said Grantor, for himself, his heirs, executors and administrators (itself, its successors and assigns) does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against him (it), the said Grantor, his heirs and assigns (its successors or assigns), and against all and any person or persons whomsoever lawfully claiming or to claim the

same or any part thereof, by, from or under him, it or them or any of them shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed (and its common or corporate seal hereto affixed) the day and year first above written.

M S King Development Company, Inc

Moses S King
Pres

(SEAL)

Resolution 12-1996

ACCEPTED for and behalf of the TOWNSHIP OF HONEY BROOK this 10th day of July, A.D. 1996.

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

BY: Dallas D. Fore
Chairman

BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of the TOWNSHIP OF HONEY BROOK accept the Deed of Dedication of the certain parcel of ground hereinbefore described comprising of the said Deed Dedicating and Deeding said parcel of ground to the TOWNSHIP OF HONEY BROOK, Said parcel being hereby accepted as and for the Township to be hereafter part of the road system of the TOWNSHIP OF HONEY BROOK.

Passed and approved this 10th day of July, A. D. 1996.

BOARD OF SUPERVISORS OF THE TOWNSHIP OF HONEY BROOK

BY: S/
Chairman

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EXHIBIT "A"

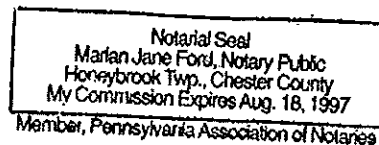
ALL THAT CERTAIN Lot or piece of ground situate in the Township of Honeybrook, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan for Moses King made by Stapleton & Leisey dated 3/9/94 revised 12/5/94 and recorded in Chester County as Plan # 12792 as follows to wit:

BEGINNING at a point on the North side of a 50 foot wide roadway, to be described, a corner of the lands of Donald C. D'Amico, thence from said point of beginning crossing the said Woodland Drive, South 05 degrees 55 minutes 33 seconds East 50 feet to a point a corner of the lands of Philip Brown, et ux, thence along the lands of Brown and Lots 1 and 2, South 84 degrees 21 minutes 40 seconds West 701.28 feet to a point in line of the lands of J. Rush Shanahan, et ux, thence along the same, North 20 degrees 41 minutes 32 seconds West 51.78 feet to a point a corner of Lot 4, thence along Lots 4, 3, 5 and the lands of Moses and Sharon King North 84 degrees 21 minutes 40 seconds East 714.47 feet to the point and place of beginning.

BEING the bed of Woodland Drive as shown on said plan.

Philip A. Bram
10-8-96

Marion Jane Ford.



COMMONWEALTH OF PENNSYLVANIA:

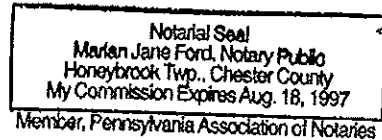
SS.

COUNTY OF *Chester* :

On this, the 8 day of Oct, 1996,
before me, a Notary Public in and for said County and State, the
undersigned officer, personally appeared *Philip A. Beam*
known to me (or satisfactorily proven) to be the person whose
name is subscribed to the within instrument and acknowledged that
BLANK executed the same for the purposes therein contained.

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

Marion Jane Ford



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COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF *chester* SS.

ON this, the 8 day of Oct, 1996
before me, a Notary Public in and for said County and State, the
undersigned officer, personally appeared Moses S. King
, who acknowledged himself to be the Owner of
President a corporation, and that he as such Moses S King
, being authorized to do so, executed the foregoing
instrument for the purpose therein contained by signing the name
of the corporation by himself as M.S. KING GENERAL CARPENTRY

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

Marlan Jane Ford

Notarial Seal
Marlan Jane Ford, Notary Public
Honeybrook Twp., Chester County
My Commission Expires Aug. 18, 1997
Member, Pennsylvania Association of Notaries

Address of Signatory:

Honey Brook township

PO Box 1281

Honey Brook PA 19344



DATE: 10/28/1997 TIME: 11:28A INST NO.: 63880

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 030305 TYPE DOC : DEED
REC FEE : 19.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.50

DATE: 10/28/1997 TIME: 11:28A INST NO.:

CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO : 030305 TYPE DOC : HOUSING
REC FEE : 19.00
LOC RTT : 0.00
ST RTT : 0.00
WRIT TAX : 0.00

RETURN TO
Patrick C. O'Donnell
305 N. High St.
West Chester, Pa 19380-2613

BK4251PG0521