

Chester County, Pennsylvania, in Deed Book O-35, page 335 and being described as follows: All that certain lot or tract of land situate in Kennett Township, Chester County, Pennsylvania, bounded and described in accordance with a survey and plan dated October 25, 1963 as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pa., as follows: Beginning at an iron pin a corner of the State Line dividing the Commonwealth of Pennsylvania to the north from the State of Delaware to the south, said point being a distance of 377.70' measured northeastwardly along the State line which State line is the arc of a circle with a radius of 11.5823 miles curving to the right in a northeastwardly direction the chord of said arc bearing N 57° 03' 05" E 377.70' from a point in the said state line, said point being also on the southeastwardly side of a proposed 50' wide right of way leading from State Highway Route No. 41 northeastwardly through other lands of Harry Ford of which this was a part, the southeastwardly side of said right of way being parallel to and at a distance of 50' measured southeastwardly at right angles from the line dividing lands of John Camoirano to the northwest and lands of Harry Ford to the Southeast, said point being at a distance of 428.42' measured N 42° 09' E along the southeastwardly side of said right of way from a point of intersection with the center line of state Highway Route No. 41; thence from said beginning point along other lands of Harry Ford of which this was a part N 15° 43' E 404.50' to an iron pin in a corner in line of lands of James Ewart; thence along said lands S 74° 17' E 245.0' to a spike in the root of a 42 inch Maple tree a point a corner; thence S 40° 06' 36" W 108.00' to a point a corner; thence along other lands of Harry Ford of which this was a part along the State line aforesaid along a curve to the left in a southwestwardly direction with a radius of 11.5823 miles an arc distance 400.46' the chord of said arc bearing south 57° 28' 20" W. 400.46' to the first mentioned point and place of beginning. Containing 1.536 acres of land.

Being part of the same premises which Harry J. Winkler and Mary E., his wife by Indenture bearing date the 24th day of March AD, 1924 and recorded at West Chester in the office for the Recording of Deeds, in and for the County of Chester on 23rd day of April AD, 1924 in Deed Book No. L-16 Vol 383 Page 97 etc., granted and conveyed unto Harry F. Ford, Jr., in fee.