

Prepared By:
Philadelphia Land Bank
1234 Market Street, 16th Floor
Philadelphia, PA 19107

Return To:
The Abstract Company
1723 Pine Street, 1st Floor
Philadelphia, PA 19103

18-21981

SPECIAL WARRANTY DEED

This Deed, made this 22nd day of April, 2019

Between

PHILADELPHIA LAND BANK, a Pennsylvania body politic and corporate

(hereinafter called the Grantor),

And

NEW JERUSALEM LAURA, a Pennsylvania nonprofit corporation

(hereinafter called the Grantee),

Witnesseth that Grantor, for and in consideration of the sum of **One and 00/100 Dollar (\$1.00)** lawful money of the United States of America, unto it well and truly paid by the Grantee at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors, and assigns, the following:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, if any.

SITUATE on the West side of Woodstock Street.

BEGINNING at the distance of 115 feet Northward from the North side of Norris Street in the 32nd Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Woodstock Street 15 feet and extending in length or depth Westward of that width between parallel lines with the said Norris Street 58 feet to a certain 4 feet wide alley which runs Northward and Southward and communicates with two 5 feet wide alleys which extend from Woodstock Street into Lambert Street.

TOGETHER with the free and common use, right, liberty and privilege of the abovementioned alleys as and for passageways and watercourses at all times hereafter, forever.

BEING No. 2006 North Woodstock Street.

MAP REGISTRY NO. 028N060046

OPA ACCOUNT NO. 32202200

BEING the same Premises which the Philadelphia Housing Development Corporation, by Deed dated December 9, 2015 and recorded December 9, 2015 in the Philadelphia Department of Records as Document No. 52997360, granted and conveyed unto the Philadelphia Land Bank.

UNDER AND SUBJECT to the terms, provisions, obligations, covenants, and conditions of a Purchase and Development Agreement between Grantor and Grantee dated September 24, 2018 and acknowledged September 25, 2018 (the "Agreement"), which places restrictions on the premises and which is intended to be recorded in the Department of Records in and for the City of Philadelphia immediately prior to the recording of this Deed. None of the terms, provisions, obligations, covenants, and conditions of the Agreement shall be, or be deemed to be, merged into this Deed or shall be, or be deemed to be, affected or impaired by this Deed or any subsequent deed or the execution and delivery of this Deed or any subsequent deed.

TO HAVE AND TO HOLD the said lots or pieces of ground above described with the appurtenances thereto for the only proper use and behoof of the Grantee and Grantee's heirs, successors and assigns, forever, and the Grantor, for its heirs, successors, and assigns, hereby covenants and agrees that it will specially warrant title to the property hereby conveyed.

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

Sealed and Delivered

PHILADELPHIA LAND BANK,
a Pennsylvania body politic and corporate

BY: 

Name: Angel B. Rodriguez

Title: Executive Director

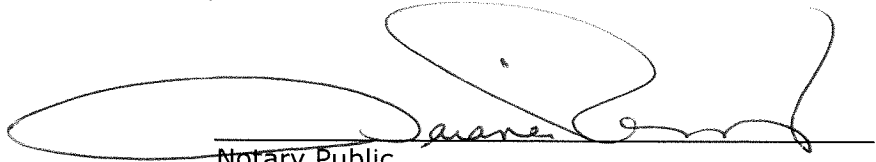
Premises: 2006 North Woodstock Street

Approved as to form and in accordance with Philadelphia Land Bank Resolution No. 2018-25, adopted at a Board Meeting of the Philadelphia Land Bank held on June 14, 2018.

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF PHILADELPHIA :

On this 22nd day of April, 2019, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared ANGEL B. RODRIGUEZ, who acknowledged himself to be the Executive Director of the Philadelphia Land Bank, a Pennsylvania body politic and corporate, and that he, as such Executive Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by executing the same by himself in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



Notary Public

My Commission expires: 8/29/22

Commonwealth of Pennsylvania - Notary Seal
DAIANA RAMOS, Notary Public
Philadelphia County
My Commission Expires August 29, 2022
Commission Number 1285302

DEED

Grantor: Philadelphia Land Bank

TO

Grantee: New Jerusalem Laura

PREMISES

**2006 North Woodstock Street
City of Philadelphia
Philadelphia County, Pennsylvania**

The address of the above-named Grantee is:

2011 West Norris Street
Philadelphia, PA 19121

Certified by: *Dany Rollis*
Sr. Margaret McKenna, MMS

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME New Jerusalem Laura		TELEPHONE NUMBER: AREA CODE ()
STREET ADDRESS 2011 W. Norris Street	CITY Philadelphia	STATE PA
		ZIP CODE 19121

B. TRANSFER DATA **04/22/2019**

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR (S) / LESSOR (S) Philadelphia Land Bank	GRANTEE (S) / LESSEE (S) New Jerusalem Laura
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STREET ADDRESS 1234 Market Street, 16th Floor	STREET ADDRESS 2011 W. Norris Street
CITY STATE ZIP CODE Philadelphia PA 19107	CITY STATE ZIP CODE Philadelphia PA 19121

C. PROPERTY LOCATION

STREET ADDRESS 2006 N. Woodstock Street	CITY, TOWNSHIP, BOROUGH City of Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
TAX PARCEL NUMBER 32-202-201-01	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION 1.00	2. OTHER CONSIDERATION + 0.00	3. TOTAL CONSIDERATION = 1.00
4. COUNTY ASSESSED VALUE 26,100.00	5. COMMON LEVEL RATIO FACTOR x 1.01	6. FAIR MARKET VALUE = 26,361.00

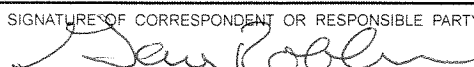
E. EXEMPTION DATA

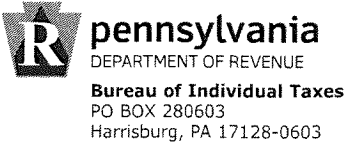
1A. PERCENTAGE OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 _____. Mortgagor (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) Exempt from transfer tax under Philadelphia Code § 19-1405 (22).
Transfer for no or nominal actual consideration of property conveyed pursuant to the provisions of Chapter 16-700 of The Philadelphia Code.

Under penalties of law or ordinance, 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  Sr. Margaret McKeena, NMS	DATE 4/22/19
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REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name New Jerusalem Laura		Telephone Number:	
Mailing Address 2011 W. Norris Street		City Philadelphia	State ZIP Code PA 19121

B. TRANSFER DATA

Date of Acceptance of Document 04 / 22 / 2019			
Grantor(s)/Lessor(s) Philadelphia Land Bank	Telephone Number: (215) 448-3040	Grantee(s)/Lessee(s) New Jerusalem Laura	Telephone Number:
Mailing Address 1234 Market Street, 16th Floor		Mailing Address 2011 W. Norris Street	
City Philadelphia	State ZIP Code PA 19107	City Philadelphia	State ZIP Code PA 19121

C. REAL ESTATE LOCATION

Street Address 2006 N. Woodstock Street		City, Township, Borough City of Philadelphia	
County Philadelphia	School District Philadelphia	Tax Parcel Number 32-202-20-01	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 26,100.00	5. Common Level Ratio Factor x 1.01	6. Computed Value = 26,361.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 26,361.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Exempt from Pennsylvania transfer tax under 72 P.S. § 8102-C.3(24).

Conveyance is a transfer of real estate to or by a land bank as defined in 68 Pa.C.S. § 2103.

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 <i>Day Kober</i>	Date 4/22/19
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.