

DEED

THIS DEED is made the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_,

B E T W E E N

WESLEY MEWS LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantor"),

A N D

\_\_\_\_\_  
\_\_\_\_\_  
("Grantee"):

W I T N E S S E T H

That the Grantor in consideration of \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee:

ALL that certain Unit, being Unit No. \_\_\_\_ (the "Unit"), of Wesley Mews Condominium (the "Condominium"), located in Lower Allen Township, Cumberland County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Wesley Mews Condominium (the "Declaration of Condominium") and Declaration Plats and Plans as recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book \_\_\_\_\_, Page \_\_\_\_\_ and Right of Way Plan Book \_\_\_\_, Page \_\_\_\_, respectively, the same may be subsequently amended from time to time.

TOGETHER with an undivided percentage interest in the Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans, as last amended.

TOGETHER with the right to use the Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans, as amended.

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

GRANTOR:  
WESLEY MEWS LIMITED PARTNERSHIP

ATTEST:

By: ELG, INC., General Partner

By \_\_\_\_\_  
Name:  
Title:

By \_\_\_\_\_  
Name:  
Title:





# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE A

## COMMITMENT FOR TITLE INSURANCE

1. Effective Date: July 28, 1997 at 8:00 a.m. Case No. SPECIMEN

2. Policy (or policies) to be issued:

(a) ALTA Owner's Policy

Policy Amount

Proposed Insured:

TO BE DETERMINED

(b) ALTA Loan Policy

Policy Amount

Proposed Insured:

(c)

Policy Amount

Proposed Insured:

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date, by Wesley Mews Limited Partnership, a Pennsylvania limited partnership

4. The land referred to in this Commitment is described as follows:

ALL that certain Unit, being Unit No. [unit no.] (the "Unit"), of Wesley Mews Condominium (the "Condominium"), located in Lower Allen Township, Cumberland County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Wesley Mews Condominium (the "Declaration of Condominium") and Declaration Plats and Plans as recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book \_\_\_\_\_, Page \_\_\_\_\_ and Right of Way Book \_\_\_\_\_, Page \_\_\_\_\_, respectively, the same may be subsequently amended from time to time.

TOGETHER with an undivided percentage interest in the Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans, as last amended.

Countersigned at Harrisburg, Pa.

Schedule A - Page 1

Authorized Officer or Agent

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE B - Section 1

### Requirements

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay Company the premiums, fees and charges for the Policy.
- (c) Documents satisfactory to Company creating the interest in the land and/or the mortgage to be insured must be signed, acknowledged, delivered and recorded:

#### DEED:

FROM: Wesley Mews Limited Partnership, a Pennsylvania limited partnership  
TO: Wesley Mews, L.P. Limited Partnership

#### MORTGAGE:

FROM: Wesley Mews, L.P. Limited Partnership  
TO: Corestates Bank, N.A.

- (d) You must inform Company in writing the name of any party not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. Company may then make additional requirements or exceptions.
  - e. Proof of payment of any Condominium Association common charges or special assessments.
  - f. Produce County, Township and School tax receipts or certifications for 1995 and 1996.
  - g. If water and/or sewer rentals are payable to the municipality or any municipal authority; proof must be furnished of payment of all rentals which are now due and payable.
  - h. Positive photo identification must be furnished by any individual required to sign the documents referred to in item (c) of this Schedule B-Section 1 or any related closing document(s) and proof must be furnished that any such individuals are not separated from their respective spouses or involved in pending divorce proceedings.
  - i. Proof that ELG, Inc. is the sole General Partner of Wesley Mews Limited Partnership, a limited partnership.
  - j. Certified copy of resolution of the Board of Directors of ELG, Inc., authorizing the execution and delivery of the Deed.
  - k. Certificate of substantial completion of the condominium unit to be insured, to be produced and recorded.

\$3,450,042.00

Wesley Mews Limited Partnership

TO: Corestates Bank, N.A.

Dated February 12, 1997 Recorded: February 18, 1997

Mortgage Book 1365 Page 874.

1017