

92N10 - 102  
457 - COVERS 185, 236

D-1652-495

No. 790-B CORPORATION DEED.

Printed for and Sold by John C. Clark Co., 1320 Walnut St., Phila.

**This Indenture Made the** 31<sup>st</sup>

day of March in the year of our Lord one thousand nine hundred and seventy-eight (1978)

**Between**

RIDGE AVENUE UNITED METHODIST CHURCH OF ROXBOROUGH, a Pennsylvania Non-Profit Corporation

(hereinafter called the Grantor ), of the one part, and

THE CITY OF PHILADELPHIA, a City of the First Class of the Commonwealth of Pennsylvania

(hereinafter called the Grantee ), of the other part,

**Witnesseth,**

That the said Grantor

for and in consideration of the sum of

ONE DOLLAR

lawful

money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with a stone church thereon erected,

SITUATE in the Borough of Manayunk aforesaid beginning at a stake set for a corner on the southeasterly side of Gay Street being a corner of Benjamin Miles Corp.; thence along the said Gay Street fifty-nine feet to another corner; thence extending by ground of Manuel Wasner 98 feet to a corner of John Donnelly's lot of ground; thence extending by the said Donnelly's lot of ground 59 feet to a corner of the said lot in the end of Benjamin Miles lot aforesaid; thence extending by said Miles lot 92 feet 8 inches to the place of beginning.

Premises "B"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a Survey and Plan thereof on the sixth day of April A.D., 1896 by C.A. Sundstrni, Esquire, Surveyor and Regulator of the Eighth Survey District of Philadelphia.

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457 COVERS 185, 236

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SITUATE in the Twenty-first Ward of the City of Philadelphia aforesaid beginning at a point on the Southeasterly side of Gay Street (forty feet wide) at the distance of fifty-four feet two and one-eighths inches Southwestwardly from the Southwesterly side of Latch Avenue (sixteen feet wide); thence extending by other ground of the said Ebenezer Methodist Episcopal Church of the Borough of Manayunk, South thirty-six degrees forty-seven minutes thirty-four seconds East ninety-five feet eight inches to a point; thence extending South sixty-five degrees twenty-one minutes one second West twenty-seven feet eight and one-eighth inches to a point; thence extending South sixty-nine degrees nineteen minutes twelve seconds West nine feet eight inches to a point; thence extending North thirty-five degrees fifty-three minutes thirty-four seconds West eighty-seven feet eleven and one-eighth inches to a point on the said Southeasterly side of Gay Street and thence extending along the same North fifty-four degrees twenty-six minutes twenty-six seconds East thirty-four feet eleven and five-eighths inches to the first mentioned point and place of beginning.

BEING No. 147 Gay Street.

BEING as to Premises "A" the same premises which John B. Seoney and Martha E. Seoney, his wife by Deed dated 9/22/1849 and recorded 10/26/1849 in the County of Philadelphia in Deed Book JAH 48 page 59 conveyed unto Ebenezer Methodist Episcopal Church of the Borough of Manayunk, in fee.

BEING as to Premises "B" the same premises which Theresa Serwazi, Widow by Deed dated 7/29/1896 and recorded 8/1/1896 in the County of Philadelphia in Deed Book WMG 84 page 66, conveyed unto Ebenezer Methodist Episcopal Church of the Borough of Manayunk, in fee.

AND the said Ebenezer Methodist Episcopal Church of the Borough of Manayunk has since merged into Ridge Avenue United Methodist Church, (a Pennsylvania Non-Profit Corporation).

AND the Commissioner of Public Property is authorized, pursuant to provisions of Chapter 16-400 of the Philadelphia Code, to accept title to real estate, under certain terms and conditions.

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**Together** with all and singular the buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor, as well in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lots or pieces of ground, with the buildings and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors and Assigns, to and for the only proper use and behoof of the said Grantee, its successors and Assigns, forever.

**And** the said Grantor for itself and its successors do <sup>CS</sup> by these presents, covenant, grant and agree, to and with the said Grantee, its successors and Assigns, that it the said Grantor and its successors

all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors

and Assigns, against it the said Grantor, its successors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will

WARRANT and forever DEFEND.

**In Witness Whereof**, the said party of the first part has caused these presents to be executed and its corporate seal hereunto affixed the day and year first above written.

**Sealed and Delivered**

IN THE PRESENCE OF US:

Approved: 12/10/10  
SHELDON L. RUSSELL City Solicitor  
Per: *[Signature]* Ass-stan City Solicitor

RIDGE AVENUE UNITED METHODIST CHURCH  
OF ROXBOROUGH

By: *[Signature]*  
Attest: *[Signature]*



FORM OF CERTIFICATION TO BE USED  
AS REQUIRED BY CITY OF PHILADELPHIA  
REAL ESTATE TRANSFER TAX ORDINANCE **1652-498**  
Re: 147 Gay Street

LaVerne D. Gayles (Name) certifies that he is connected with  
the transaction entered into between Ridge Avenue United Methodist Church (Grantor)  
7805 Ridge Ave, Phila., Pa. (Address of grantor) and The City of Philadelphia (Grantee)  
Philadelphia, Penna. (Address of grantee) with regard to which this certificate is given in the capacity of  
Real Estate Specialist and that the true, full and complete consideration of such  
transaction, including liens and other encumbrances, is ONE 00/100 Dollars.  
(\$ 1.00 ).

The highest assessed value of said real estate for local tax purposes is Forty Three Thousand  
Dollars (\$ 43,000.00 ).

The fair value of the property is \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ).

If the above transaction is not taxable in whole or in part, give detailed explanation in this space.

This is a conveyance to the City of Philadelphia, a political sub-division  
of the Commonwealth of Pennsylvania under Ordinance No. 909A, and is therefore  
a wholly exempt conveyance.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge  
and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may  
be prescribed by law or ordinance.

LaVerne D. Gayles  
(Signature)

D-1652-499

Commonwealth of Pennsylvania

County of Philadelphia

On this, the 31<sup>st</sup> day of March

1978, before me,

the undersigned officer, personally appeared Gilbert R. Randle Jr who acknowledged himself (herself) to be the President of the Trustees of RIDGE AVENUE UNITED METHODIST CHURCH OF ROXBOROUGH a corporation, and that he as such President of Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as PRESIDENT OF TRUSTEES IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

EDNA M. SANTELLE Notary Public  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires May 5, 1980

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P.T.I. # 317

**ACEA.**

RIDGE AVENUE UNITED METHODIST CHURCH  
OF ROXBOROUGH

TO

THE CITY OF PHILADELPHIA

Premises:

147 Gay Street  
21st Ward  
City of Philadelphia

Chapter 16-100 Philadelphia Code

1976

John C. Clark Co., Phila

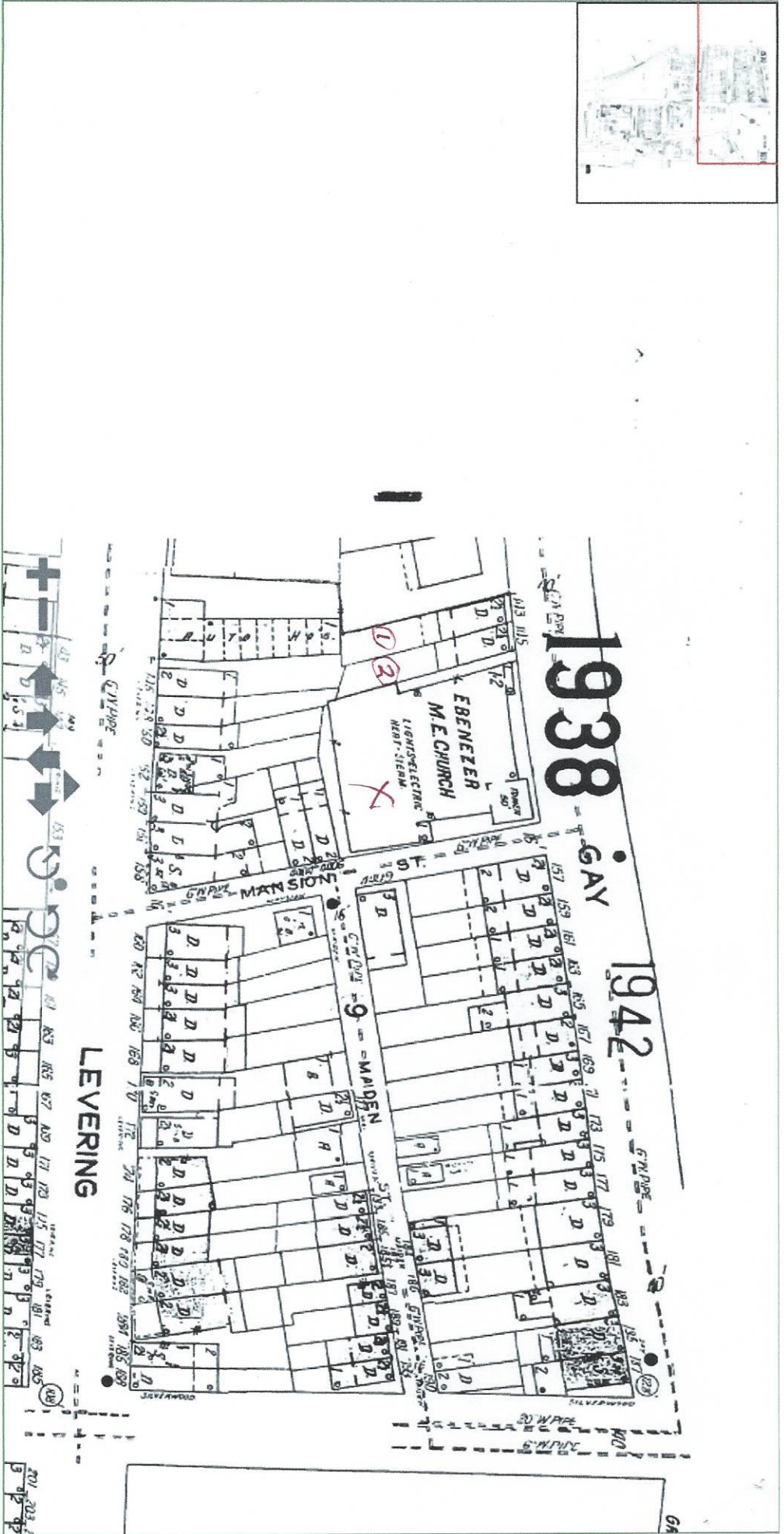
Return To  
INDUSTRIAL VALLEY TITLE  
COMPANY  
1211 N. 15th St.  
PHILADELPHIA, PA. 19102

.00 TAX ON \$ 00  
.50 CTTLTRAN#0014

7800002 CLKA 05/15/78

The address of the Property Grantee  
DEPARTMENT OF PUBLIC PROPERTY  
Real Estate Division  
1000 Municipal Services Building  
Philadelphia, Pa. 19102  
On behalf of the Grantee





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|---------------------|--|
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| Full Image Title    | 00515  |
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| Date of Publication | 1950   |
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| City                | Philadelphia                                       |
| County              | Philadelphia County                                |
| State               | Pennsylvania                                       |

04/11/2014

12:45PM

RECEIPT # 1353846

CITY OF PHILADELPHIA

PHILADELPHIA, PA

Instrument : (COPY) COPY REGULAR  
Regular Copies 10.00

TOTAL CHARGES -----> 10.00  
AMOUNT (Cash ) RECEIVED -> 10.00

CHANGE -----> 0.00

Customer : JOHN  
Station : CASH18

\*\*\* RECEIPT \*\*\*

D-1005-488