

T#D240754DZ

This Indenture Made this 20th day of February, 2001.

Between JAMES C. TANNER and LETTE J. TANNER, husband and wife

(hereinafter called the Grantors)

AND

NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY

(hereinafter called the Grantee),

Witnesseth That the said Grantors for and in consideration of the sum of ONE MILLION TWO HUNDRED SIXTY THOUSAND (\$1,260,000.00) DOLLARS lawful money of the United States of America, unto them well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

31-1-15 (part of)

ALL THAT CERTAIN tract of land situated in Northampton Township, Bucks County, Pennsylvania described according to a plan dated May 3, 2000 prepared by Pennoni Associates Inc. Consulting Engineers, said plan being based on a Development Plan, dated March 8, 2000, prepared by Van Cleef Engineering Associates, for lands of TMP 31-1-15 as follows to wit:

BEGINNING at a point of the center line of Almshouse Road and the Rail Road crossing measuring Southeasterly direction along the center line of Almshouse Road, a distance of 1050 feet to a point near or in the center line. The place of BEGINNING.

A common property corner of TMP 31-50-01 thence leaving said point South 38 degrees 06 minutes 30 seconds West a distance of 750.87 feet to a point on the property line of TMP 31-49-27 thence leaving said point North 51 degrees 53 minutes 30 seconds West a distance of 600.00 feet to a point, thence leaving said point North 38 degrees 06 minutes 30 seconds East a distance of 400.00 feet to a point thence leaving said point South 51 degrees 53 minutes 30 seconds East a distance of 550.00 feet to a point, thence leaving said point North 38 degrees 06 minutes 30 seconds East a distance of 350.00 feet to a point or in the center line of Almshouse Road, thence along said center line South 52 degrees 43 minutes 30 seconds East a distance of 50.00 feet to a point THE PLACE OF BEGINNING.

CONTAINING 5.91 ACRES, MORE OR LESS, OF LAND.

COUNTY PARCEL NO. 31-1-15 (PART OF)

BEING part of the same premises which James C. Tanner and Lette J. Tanner, husband and wife by Deed dated 3-30-1999 and recorded 4-7-1999 in Bucks County in Land Record Book 1809 Page 1245 conveyed unto James C. Tanner and Lette J. Tanner, husband and wife, in fee.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 the said Grantors, as well at law as in equity, of, in, and to the same.

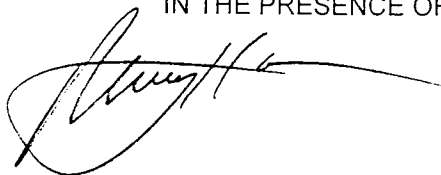
To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

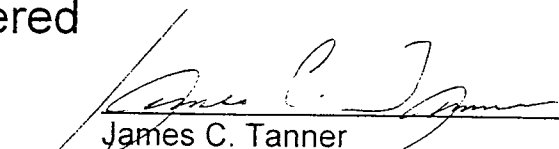
And the said Grantors, for themselves, their heirs, executors, administrators do by these presents, covenant, grant and agree, to and with the said Grantee, its successors, and assigns, that they the said Grantors, their heirs, all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, its successors and assigns, against them the said Grantors, their heirs and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them shall and will WARRANT and forever DEFEND.

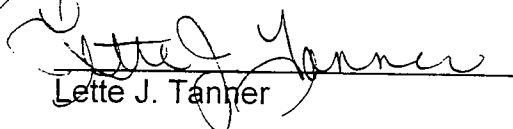
In Witness Whereof, the said Grantors have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US



 (SEAL)
James C. Tanner

 (SEAL)
Lette J. Tanner

DEED

D240754DZ

Grantors: JAMES C. TANNER and LETTE J.
TANNER, husband and wife

TO

Grantee: NORTHAMPTON, BUCKS COUNTY,
MUNICIPAL AUTHORITY

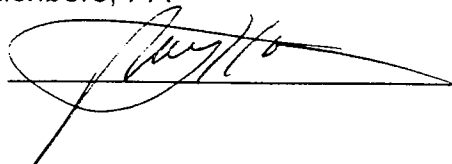
PREMISES

Almshouse Road
Northampton Township
Bucks County
Pennsylvania

The address of the above named Grantee is:

111 Township Road
Richboro, PA

Certified by: _____

A handwritten signature in black ink, appearing to be "L. J. Tanner", written over a horizontal line.



County of Bucks

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BARBARA J. KRANTZ
Office Manager

February 13, 2001

Mr. Edward Rudolph, Esq.
Rudolph, Dorian, Goldstein,
Rochestie, Wisniewski & Taylor, P.C.
2410 Bristol Road
Bensalem, PA 19020

RE: Northampton, Bucks County, Municipal Authority
& James C. Tanner and Lette J. Tanner
Tax Parcel #31-001-015

Dear Mr. Rudolph:

This letter is a follow up of your correspondence regarding the acquisition of 5.91 acres of the above-listed tax parcel by the Northampton, Bucks County Municipal Authority.

The acquisition of the property by condemnation or in lieu of condemnation does not violate the terms and conditions of Act 319. When the deeds are recorded our office will revise the assessment accordingly and the preferential assessment will continue uninterrupted.

If you have any further questions on this matter they can be addressed by calling me at 215-348-6226.

Very truly yours,

Richard Brosius
Chief Appraiser

RB/hwm