

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Phone (610) 584-1410  
Fax (610) 584-8901

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO. : 20-19      DATE FILED: October 29 , 20 20

APPLICATION:       BOARD OF SUPERVISORS  
                          ZONING HEARING BOARD

1.      Date of Application:    10/28/2020

2.      Classification of Appeal (Check one or more, if applicable):

- a.      Appeal from the Zoning Officer's Determination
- b.      Request for Variance
- c.      Request for Special Exception
- d.      Challenges to the Validity of Zoning Ordinance or Map
- e.      Request for Conditional Use Hearing
- f.      Request for Amendment to Zoning Map
- g.      Request for Zoning Ordinance Amendment
- h.      Request for a Curative Amendment
- i.      Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3.      Applicant:

- a.      Name: Johnson Family Trust dated 10/16/2001
- b.      Mailing address: 419 Tranquil Peak Court  
Henderson, NJ 89012
- c.      Telephone number: (702) 596-2777
- d.      State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED) Owner of Legal Title  
**Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.**

4.      Applicant's attorney, if any:

- a.      Name: Bernadette A. Kearney, Esq. / Hamburg Rubin Mullin Maxwell & Lupin
- b.      Address: 375 Morris Road, PO Box 1479, Lansdale, PA 19446
- c.      Telephone number: 215-661-0400  
Email: bkearney@hrmml.com

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: Single Family Home
- c. Location (Street Address):  
1133 Hollow Road
- d. Parcel #: 67-00-01298-00-3
- e. Lot Dimensions:
  - (1) Area: 7.44 acres
  - (2) Frontage: approx. 225'
  - (3) Depth: approx. 887.48'
- f. Circle all that apply in regards to the above specified property:  
Public Water                  Public Sewer  
  
Private Well                  Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes     No

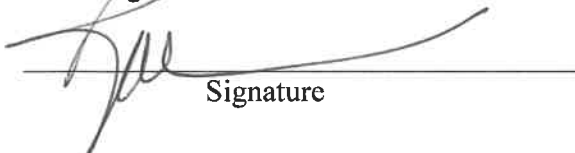
If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:  
**(Please submit as an attachment)**

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
\_\_\_\_\_  
Signature

Robert A. Johnson, Trustee  
\_\_\_\_\_  
Printed Name

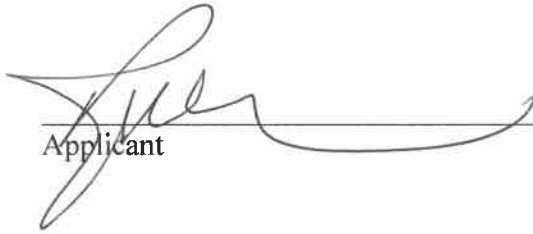
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:


COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
Applicant

Applicant

Sworn to and subscribed before me this 23<sup>rd</sup> day of October, 2020

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Joan Wean, Notary Public  
Montgomery County  
My commission expires July 18, 2022  
Commission number 1175305  
Member, Pennsylvania Association of Notaries

Date Received: 10.29.20



Zoning Officer

**Attachment to Zoning Hearing Board Application**  
**Worcester Township**  
**Re: Robert Johnson**

Mr. and Mrs. Johnson are requesting a variance from Sections 150-182(A), Fencing and wall, of the Worcester Township Zoning Ordinance, so that a 6 foot high opaque fence with an attached deer fence topper for a total of 8 feet in height can be erected on the property line as well as up to 65 feet from the property line in the locations shown on the attached plan; and so that an opaque fence which is 6 feet in height (without the 2 foot deer topper) can be erected on the property line. The information on the location and type of fence is provided with the Application.

The Applicant had filed a zoning application in July 2020 which was withdrawn and the requested relief has been reduced and is located in the rear and side yard.

The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance from the Zoning Ordinance's fencing requirements is that the Property is a large residential property (7+ acres) surrounded by other large residential properties. Deer infestation has become an increasing problem on this Property over the past 7 years. In 2017, Mr. Johnson invested \$10,000+ in deer-resistant plants, and within two months, there were all eaten. As a result of the deer infestation, in 2019, Mrs. Johnson contracted Lyme's disease from a deer tick. Mr. and Mrs. Johnson have a large family, 5 children, 9 grandchildren and 3 great grandchildren. Mr. and Mrs. Johnson do not allow their grandchildren or great grandchildren to play in the yard due to the danger of them contracting Lyme disease. Installing adequate fencing is the only viable solution that shows a high degree of success in eliminating deer infestation problems. *See* Pennsylvania's Game Commission, "A Guide To Community Deer Management In Pennsylvania" (stating "Fencing" is the only method resulting in a "high expectation for success."); *see also* "Deerproofing Your Yard and Garden" by Rhonda Massingham Hart (explaining benefits of using opaque fencing include preventing deer from seeing through the fence and locating food sources on the other side).

The requested relief will not adversely affect the health, safety or welfare of the neighborhood and is the minimum to afford relief.

The Applicant obtained letters of support from the following neighbors at the time of the first zoning application showing them the plan attached to the first zoning application (copy attached). The current relief requested is less than the previous relief as demonstrated by a comparison of the 2 plans and the Applicant is now doing a 2 foot deer topper (for a total of 8 feet) rather than an 8 foot deer fence and 6 foot opaque fence.

- A. David F Markel - 1110 Merrybrook Rd.
- B. Richard M Markley - Merrybrook Rd.
- C. William R & Johanna L Klein - 1126 Hollow Rd.

D. Bradley A & Katherine N Wangia - 1205 Hollow Rd.

E. Samantha K Rivalta & Miriam L Zeigler (deceased) - 1202 Merrybrook Rd.

F. Rodney J Carroll & Ondreya Tondalaya - 1121 Hollow Rd.

G. Anthony Iademarco - 1134 Hollow Rd.



9/17, 2020

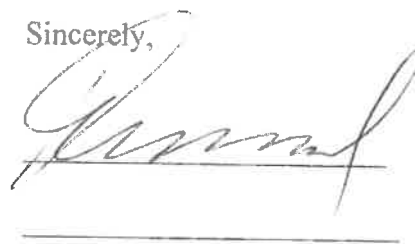
Worcester Township  
Zoning Hearing Board  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

**Re: Johnson Family Trust dated 10/16/01 (the "Applicant")  
1133 Hollow Road (Parcel # 67-00-01298-00-3)  
Zoning Hearing Board hearing: 9/1/2020**

Dear Zoning Hearing Board members:

I/We have spoken to the Applicant and understand the zoning relief being requested so that an open design fence which is 8 feet (96 inches) in height can be erected on the property line as well as up to 65 feet from the property line; and so that an opaque fence which is 6 feet (72 inches) in height can be erected on the property line as well as up to 65 feet from the property line. I/we support the zoning application pending before the Worcester Township Zoning Hearing Board.

Sincerely,



---

Name: David F. Markel

Name: \_\_\_\_\_

Address: 4044 Skippack Pike

Address: \_\_\_\_\_

Phone No: 610-584-6004

Phone No: \_\_\_\_\_

8/17, 2020

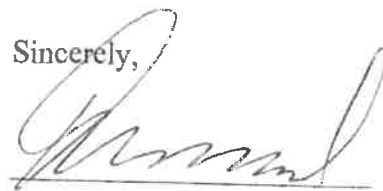
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Sincerely,



Name: Richard M Markley

Name: \_\_\_\_\_

Address: 4044 Skippack Pike

Address: \_\_\_\_\_

Phone No: 610-584-6004

Phone No: \_\_\_\_\_

8/13/20, 2020


Worcester Township  
Zoning Hearing Board  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

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Sincerely,


Name: William R. Klein

Name: Johanna L. Klein

Address: 1126 Hollow Road

Address: 1126 Hollow Road

Phone No: (610) 534-5027

Phone No: (610) 534-9138



13-AUG-2020

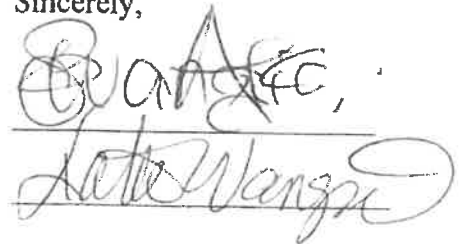
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Sincerely,



Name: Bradley A. Wangia

Name: Katherine N. Wangia

Address: 1205 Hollow Road

Address: 1205 Hollow Road

Phone No: 267-702-3450

Phone No: \_\_\_\_\_

8/13, 2020


Worcester Township  
Zoning Hearing Board  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

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Sincerely,

  
Miriam Zeigler (Deceased)

Name: Miriam L. Zeigler

Name: Samantha K. Rivalta c/o S. Rivalta

Address: 375 E. Valley Forge Road

Address: 375 E. Valley Forge Road

Phone No: \_\_\_\_\_

Phone No: 610-354-0742

2/16/20, 2020

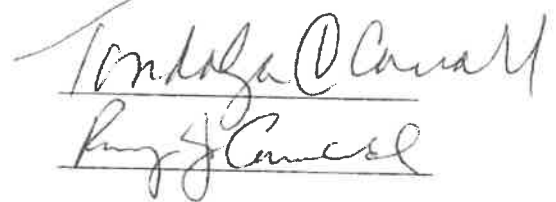
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Sincerely,

  
Ondreya Tondalaya  
Rodney J. Carroll

Name: Rodney J. Carroll

Name: Ondreya Tondalaya

Address: 1121 Hollow Road

Address: 1121 Hollow Road

Phone No: 215 888 6119

Phone No: (202) 276-3836

8-16, 2020


Worcester Township  
Zoning Hearing Board  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

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Sincerely,

  
\_\_\_\_\_  
\_\_\_\_\_

Name: Anthony Iademarco

Name: \_\_\_\_\_

Address: 1134 Hollow Road

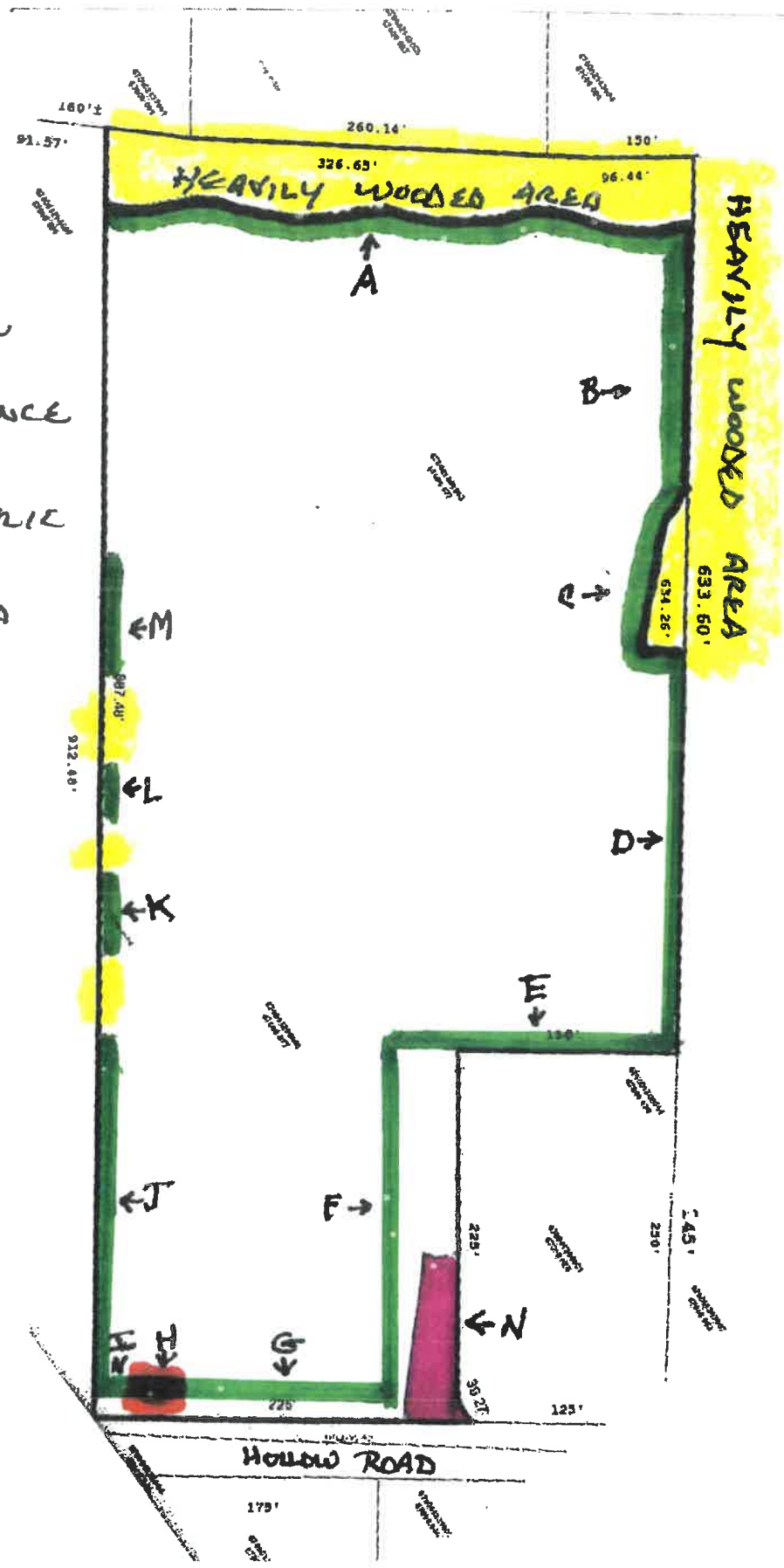
Address: \_\_\_\_\_

Phone No: 610 287 0919

Phone No: \_\_\_\_\_

PROPOSED FENCING PLACEMENT  
 1133 Hollow Road  
 COLLEGEVILLE, PA 19426

-  HEAVILY WOODED AREAS
-  8' DEER FENCE
-  6' OPAQUE FENCE
-  8' ALUMINUM DUAL ELECTRIC GATE
-  EASEMENT AREA GRANTED TO NEIGHBOR



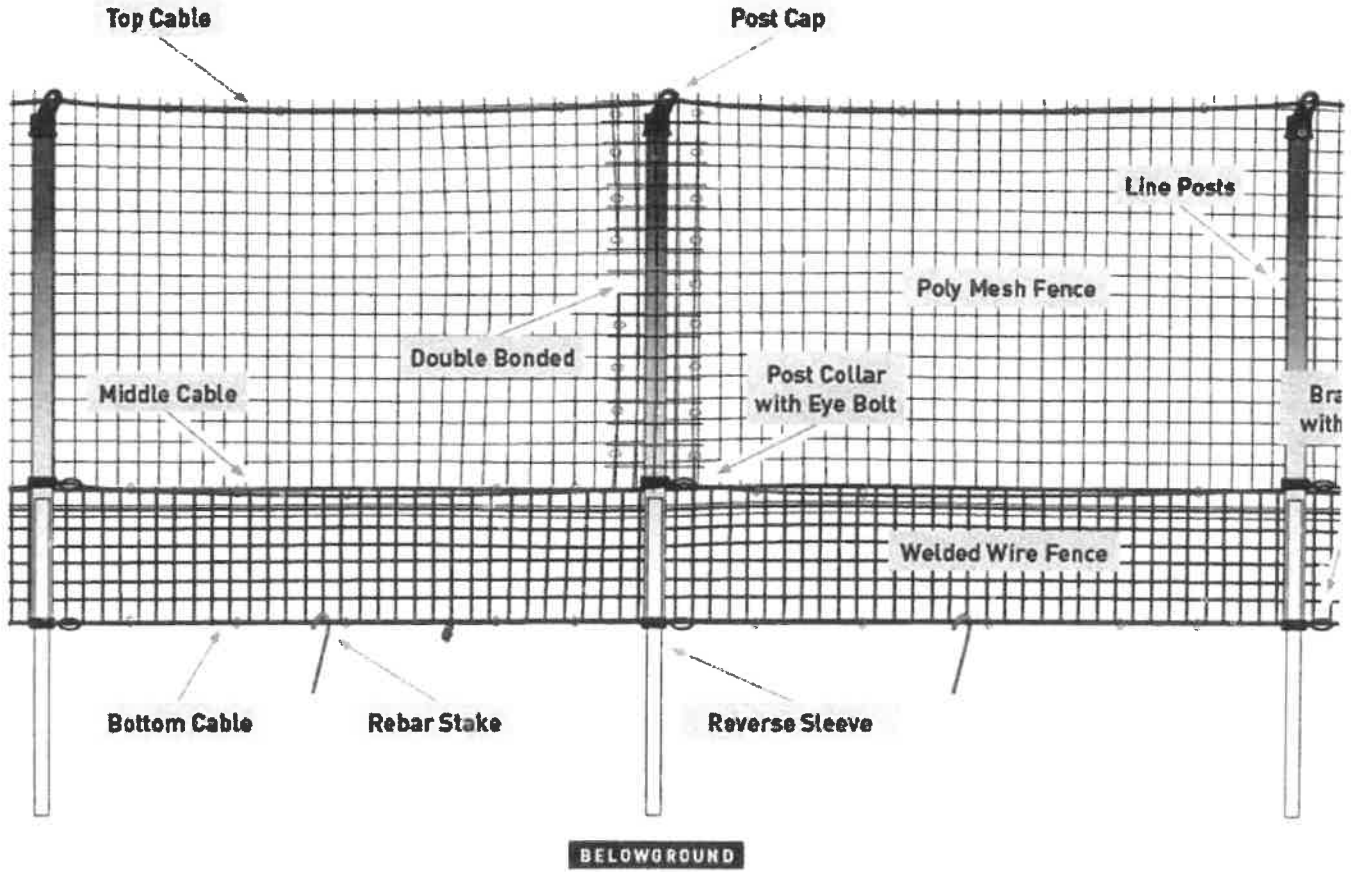
Plans/Pictures attached to the first zoning application

8'  
DEER FENCING  
BLACK

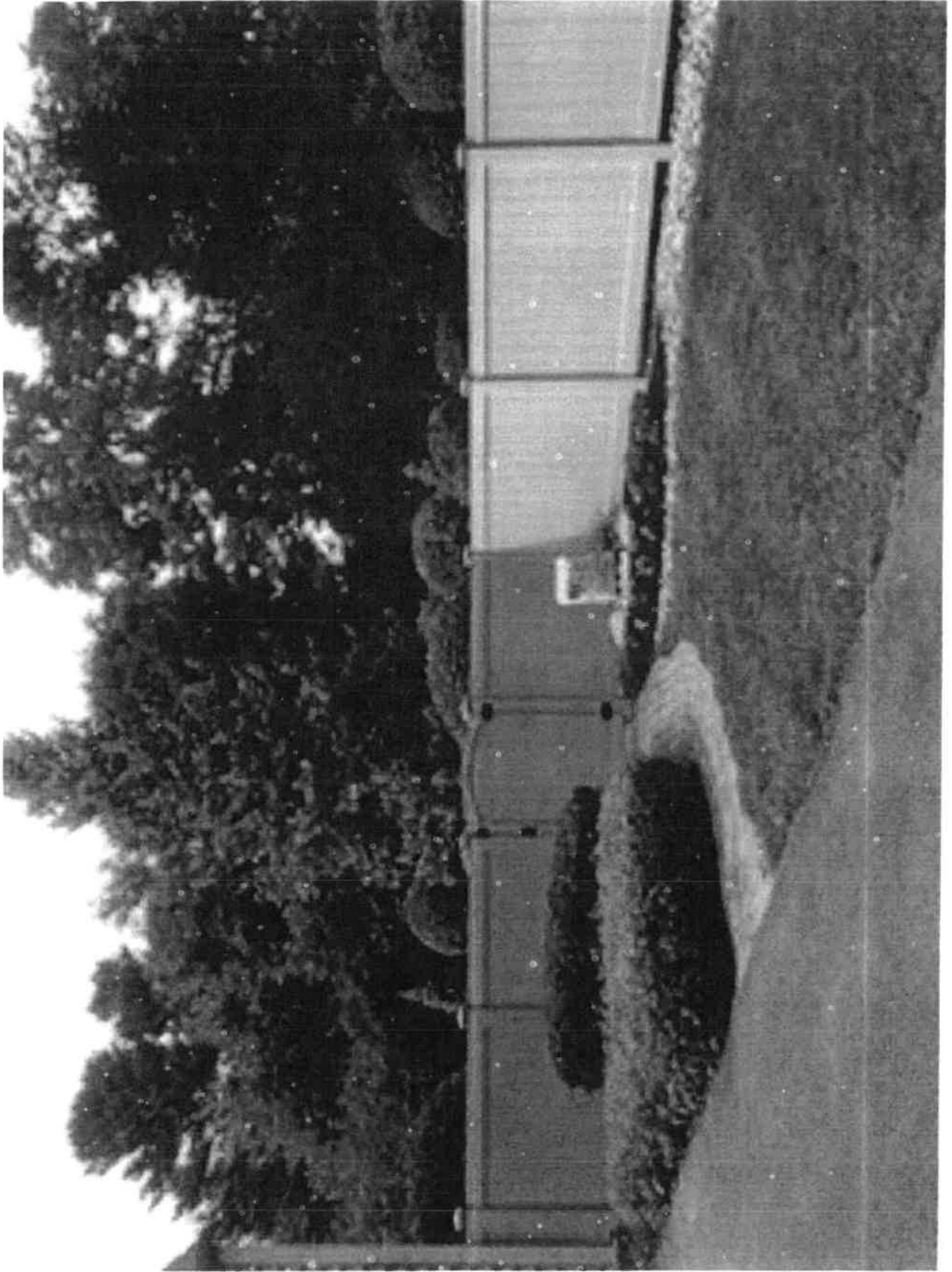




# DEER FENCING BLACK



6'  
OPAQUE FENCING  
CREAM COLOR





Robert & Sheila Johnson  
1133 Hollow Road  
Collegeville, PA 19426

Worcester Township  
Zoning Hearing Board  
1721 Valley Forge Road  
Worcester, PA 19490-0767

Re: Property Fencing Proposal

Dear Board Members,

We are homeowners in Worcester Township and have a home and property with approximately 7.5 acres. Our home sits in the middle of our property. We have lived here 7 years and love the area.

Over the last few years, deer infestation has become a major problem for us. Last year, at one point, we counted 24 deer grazing in our backyard.

Three years ago, I invested in over \$10,000 of plants that were supposedly deer-resistant. Within two months the deer had eaten them all. Last year my wife contracted Lyme disease from the deer ticks on our property. We have 5 children, 9 grandchildren and 3 great grandchildren who love coming over but we refuse to let them play on our property due to the danger of contracting Lyme disease.

All we desire to have is the quiet enjoyment of our entire property for our family and us and to have the ability to beautify our property with flowers and plants without the nuisance of deer destroying everything. I'm sure other homeowners have experienced the same problem. In fact, our neighbor wants to partner with us on the project. If allowed, we would connect their fence and our fence on the front area and the back area. This would provide a perimeter fence around both of our properties and allow some of the beautiful middle areas of our two properties to remain open.

I have done some extensive research on how to solve this problem and have found only one viable solution – proper fencing. I have included an excerpt titled “A Guide To Community Deer Management In Pennsylvania” put out by the Pennsylvania’s Game Commission. Of all the possible solutions stated, “Fencing” was the only one that stated a HIGH Expectation for Success without any additional disclaimers.

I have also included a page from the book “Deerproofing Your Yard and Garden” that shows the success of using opaque fencing. If deer can see through a fence and see food sources (plants) on the other side, you need an 8' fence to hinder them. If they cannot see through a fence (opaque), you can get by using a 6' fence.

In order to solve the problem and maintain the beauty of our neighborhood, I am proposing using 2 styles of fence on my property depending on the area. This would achieve the goals of securing the property from deer and providing aesthetic appeal for neighbors and myself:

- A. 6' opaque fencing with a 2' deer fence topper
- B. 6' opaque fencing

I have included photos of each style of fence, a diagram of the placement of the fencing along with a separate sheet explaining length and distancing of each area of fencing as well.

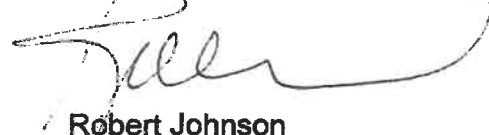
I have had a property survey completed and had the surveyor stake the property lines and borders so we are assured on the proper placement of the fence. I have included a copy of the report for your review.

I am estimating that approximately 70% of the deer traffic comes on the backside of our property that is heavily wooded so I am proposing using a combination of a 6' decorative opaque fence with a 2' deer fence topper in this area and just a 6' Opaque fence in the side area of the property. The following enclosures are included with the proposal:

1. Property Plot Plan
2. Diagram of Proposed Fencing Placement
3. Proposed Fencing Placement – Letter Explanations
4. Photos of Heavily Wooded Areas on Property
5. Photos and diagram of proposed fence types
6. Page from "A Guide to Deer Management in Pennsylvania"
7. Page from book – "Deerproofing Your Yard and Garden"
8. Survey Report

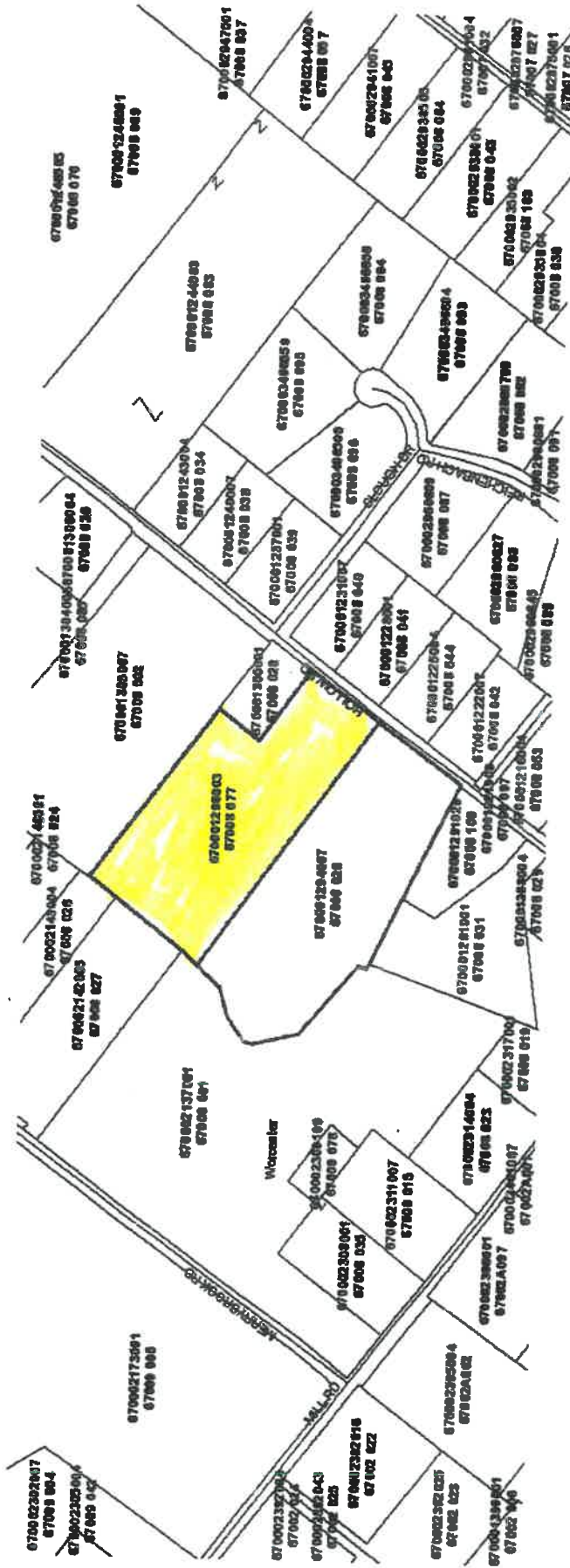
I thank you for your consideration of this proposal as a solution to my problem.

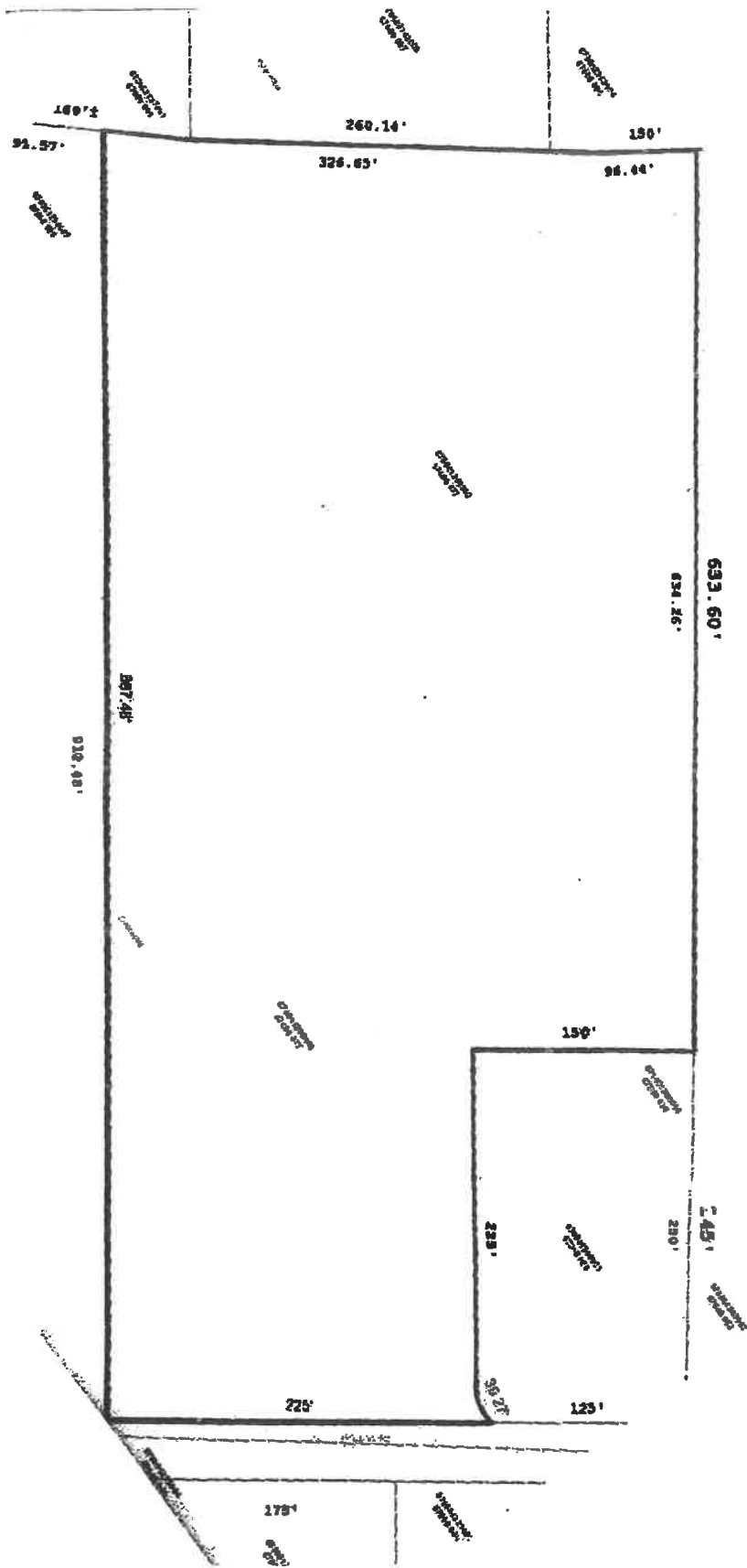
Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Johnson', written over a faint, illegible printed name.

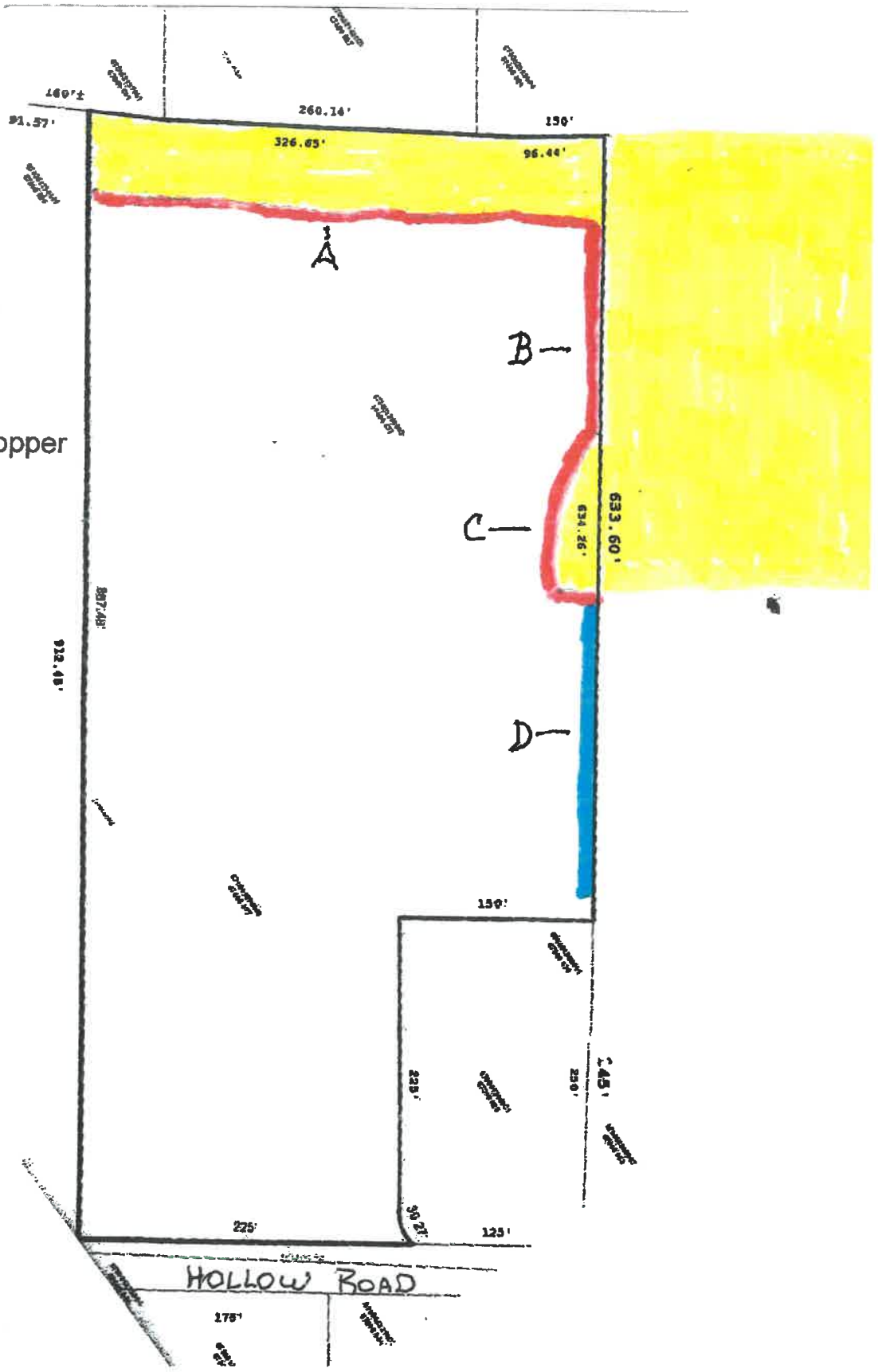
Robert Johnson  
Homeowner


RAJ/SRJ  
enclosures





# Proposed Fencing Placement 1133 Hollow Road Collegeville, PA 19426



-  Heavily Wooded Area
-  6' Opaque Fence w/ 2' Deer Fence Topper
-  6' Opaque Fence

## Proposed Fencing Placement Letter Explanations

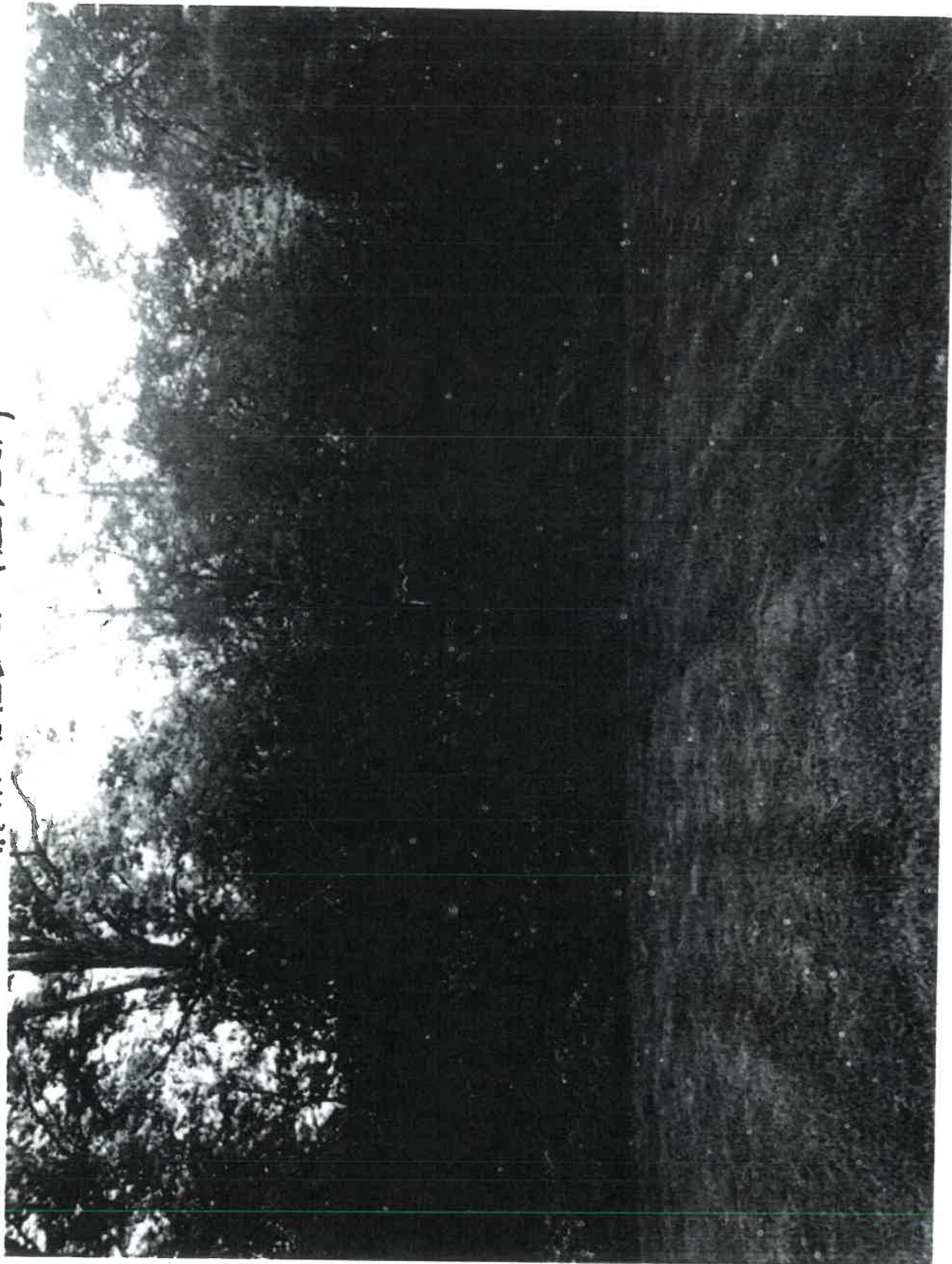
- A. 6' Opaque Fence with 2' Deer Fence Topper (445')** - Runs across back of property grass line in front of a wooded area anywhere from 59' to 65' away from back property line. This will run from the left border of the property where it will connect with our neighbor's deer fence to the right border of the property. This area is heavily wooded and will obscure the visibility of the fence.
- B. 6' Opaque Fence with 2' Deer Fence Topper (172')** - Runs in front of the property line that borders the heavily wooded area.
- C. 6' Opaque Fence with 2' Deer Fence Topper (158')** - Runs along grass line in front of a heavily wooded area. This starts in front of the property line and extends out to 29' from the property line and wraps back to the property line.
- D. 6' Opaque Fence (273')** - Runs in front of property line and ends at 15' from front neighbor's property line.



HEAVILY WOODED AREA  
BACK OF PROPERTY



HEAVILY WOODDED AREA  
RIGHT SIDE OF PROPERTY





# A GUIDE TO COMMUNITY DEER MANAGEMENT IN PENNSYLVANIA

Version 2.4 May 2014

Pennsylvania Game Commission's Deer & Elk Section

[www.pgc.state.pa.us](http://www.pgc.state.pa.us)

## **Fencing**

Definition:

Construction of a physical or electric barrier to exclude or direct deer movements from an area

Barrier fencing (minimum 8-foot high; woven wire or individual wire cages 1.5-feet in diameter and 3-4-foot high; fine netting to cover shrubs and gardens; or any type of fencing that creates an obstacle to deer access)

Advantages:

1. a) Provides long term deer exclusion
2. b) Can be used for individual trees/shrubs/plants or large blocks
3. c) Performs well under intense deer pressure
4. d) Many options available

Disadvantages:

1. a) Expensive (\$5-7 per linear foot)
2. b) Regular maintenance is required
3. c) Changes aesthetics of area
4. d) Difficult to use across water gaps and flood plains
5. e) For large areas, deer must be removed from inside the fence
6. f) Local ordinances may restrict use

Application:

- a) Individual trees/plants/shrubs
- b) Orchards
- c) Nurseries
- d) Gardens or small plots
- e) Airports

**Expectations for Success: a) High**

**NOTE: There were 8 Management Options mentioned in the article. Fencing was the only one rated as "HIGH" for expectations of success.**

**B / RHONDA MASSINGHAM HART**

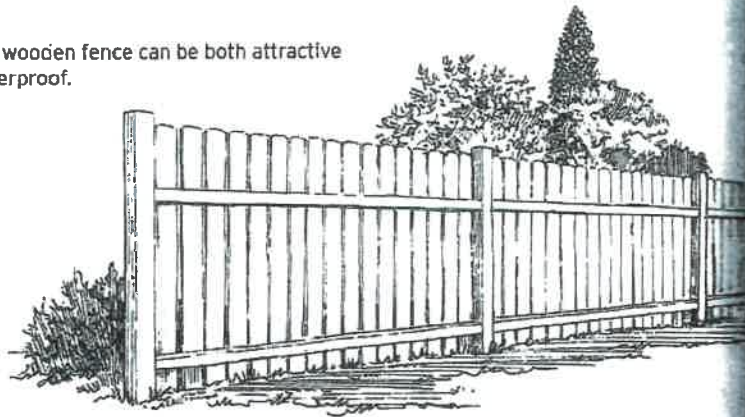
**Pros and cons:** Converting an existing fence eliminates wasting what is already there, which cuts the costs of construction considerably. Wood fences are easier to alter than steel, as steel must be bolted or welded. The original fence must be solid and stable. Don't try to extend a fence that has already outlived its usefulness.

### **Opaque Deer Fence**

When is a five-foot-tall, single-width fence sufficient to keep deer on their own side? When they can't see over, through, or around it. Privacy fences look great and can take advantage of this simple principle. Just be sure that the fence has no gap, such as a loose gate or missing boards, which may invite the deer in.

**Pros and cons:** Solid fences can be constructed of various materials, from attractive cedar or redwood, to rough wood slabs, to leftover tags of sheet metal or fiberglass. The costs vary accordingly. Vinyl fencing, which never needs painting, comes in many prefab designs that make wonderful, attractive, long-lived garden fences, but at a premium price. Wooden fences offer the added benefit of attractive privacy, but if you define a beautiful fence as one that keeps out deer, any material will do. Be aware that using galvanized nails with cedar or redwood will cause discoloration and breakdown of the fence: Over time, the oils in these woods

A solid wooden fence can be both attractive and deerproof.



interact with the air color and deteriorate more appealing, or if you know deer won't

### **Prefab Deer Netting**

The gardening market for deer control for setting has many advanced materials. Made from a varied background scene protection. Some are sturdier than others or attempts to climb structures are sufficient often recommended. According to Canada most promising type of polyethylene mesh manufac

**ACRE ENGINEERS and LAND SURVEYORS**  
MAILING ADDRESS: P. O. Box 600, Feasterville, PA 19053-0600  
Voice: 215-752-2000 e-Mail: AcreSurvey@hotmail.com

**SURVEY REPORT**

TO: Johnson Family Trust

On June 8<sup>th</sup> and 11<sup>th</sup>, 2019 I completed a boundary survey of the premises described below. Property corners and lot lines were located and marked with permanent and temporary markers. This survey was made for the purpose of physically delineating property boundary lines. The responsibility for this survey is limited to the current matter and initial use for which it was made.

COUNTY PARCEL NUMBER 670001298003

PREMISES: 1133 Hollow Road  
Collegeville, PA 19426  
Worcester Township, Montgomery County, PA

ENCROACHMENTS: No encroachments were observed at the time of the Survey.

NOTATION: Found steel pins, stone, monuments and pipes at Property Corners or on Property Lines and on adjoining Property Corners. Set steel pins at corners where Pins or pipes were not found. Set wood stakes on Property Lines.

  
\_\_\_\_\_  
STANLEY KLUSKIEWICZ, P. L. S.





# Brookline

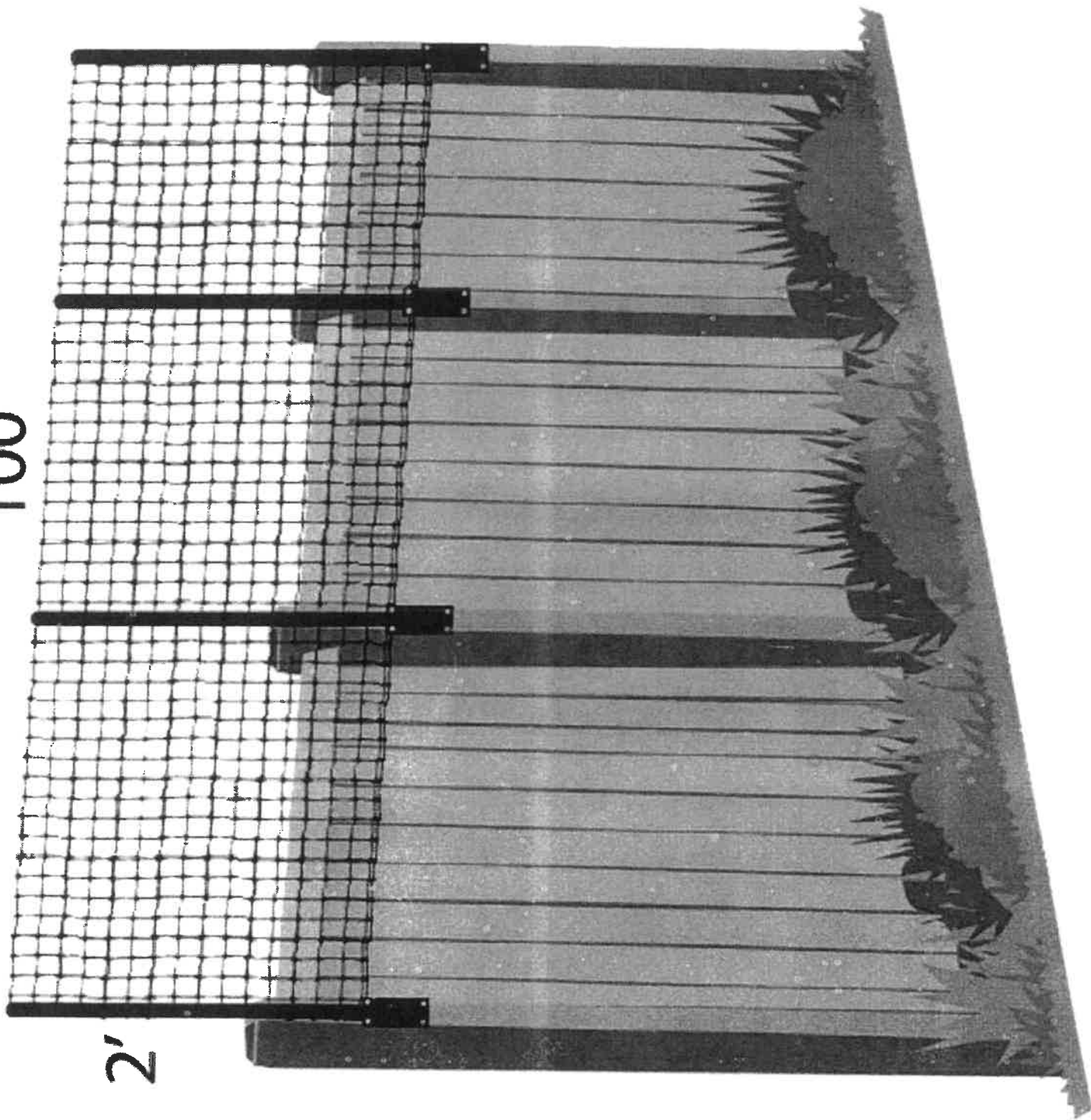


Brookline CertaGrain® Texture in Arctic



100'

2'

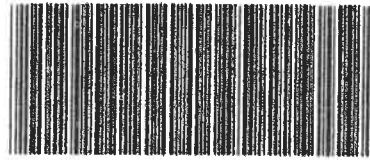




**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Nancy J. Becker*

One Montgomery Plaza  
 Swede and Airy Streets ~ Suite 303  
 P.O. Box 311 ~ Norristown, PA 19404  
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 5862 PG 00537 to 00542.1**  
 INSTRUMENT # : 2013009077  
 RECORDED DATE: 01/24/2013 02:45:41 PM



2858566-0014

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

<b>Document Type:</b> Deed	<b>Transaction #:</b> 2814464 - 1 Doc(s)
<b>Document Date:</b> 01/22/2013	<b>Document Page Count:</b> 5
<b>Reference Info:</b>	<b>Operator Id:</b> dcane
<b>RETURN TO:</b> (Simplifile) Associates Land Transfer 136 South Main Street North Wales, PA 19454 (215) 699-1200	<b>PAID BY:</b> ASSOCIATES LAND TRANSFER

**\* PROPERTY DATA:**

Parcel ID #:	67-00-01298-00-3
Address:	1131 HOLLOW RD
	WORCESTER PA 19490
Municipality:	Worcester Township (100%)
School District:	Methacton

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$1,600,000.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$78.00
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$16,000.00
Worcester Township RTT	\$8,000.00
Methacton School District RTT	\$8,000.00
Rejected Document Fee	\$10.00
<b>Total:</b>	<b>\$32,095.50</b>

DEED BK 5862 PG 00537 to 00542.1  
 Recorded Date: 01/24/2013 02:45:41 PM

I hereby CERTIFY that  
 this document is  
 recorded in the  
 Recorder of Deeds  
 Office in Montgomery  
 County, Pennsylvania.



*Nancy J. Becker*

**Nancy J. Becker**  
 Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared by and Return to:

Associates Land Transfer Company, LLC

136 South Main Street

Fax: 215-699-1537

North Wales, PA 19454

215-699-1200

File No. ALT11373

UPI # 67-00-01298-00-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

67-00-01298-00-3 WORCESTER TOWNSHIP

1131 HOLLOW RD

GAMBONE JOSEPH R JR &amp; JOANN M

\$10.00

B 008 L U 077 1108 01/24/2013

LG

**This Indenture**, made the *21<sup>st</sup>* day of January, 2013,

**Between**

**JOSEPH R. GAMBONE, JR. AND JOANN M. GAMBONE, HUSBAND AND WIFE**

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

**JOHNSON FAMILY TRUST DATED 10/16/2001**

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

**Witnesseth**, that the said Grantors for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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

**ALL THAT CERTAIN** tract or parcel of land, with the buildings and improvements thereon erected, **SITUATE** in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of lands of Richard W. Schafer, dated 10/21/1979, last revised 5/2/1980, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-40 page 9, as follows, to wit:

**BEGINNING** at a monument on the Northwestern side of Hollow Road (which point is 25.00 feet, Northwest of the original centerline thereof, measured at right angles thereto), a corner of this and land of Sharon G. Corp., as shown on said Plan; thence extending North 49 degrees 14 minutes West along line of land of Sharon G. Corp. 887.48 feet to a monument in line of land of W. Powell Lord, as shown on said Plan; thence extending North 41 degrees 28 minutes East, 326.65 feet to a point; thence extending North 43 degrees 33 minutes 30 seconds East 96.44 feet to a monument, a corner of land of Richard W. and Margaret R. Schafer, as shown on said Plan; thence extending South 47 degrees 08 minutes 58 seconds East along line of land of Schafer 634.25 feet to a monument, a corner of land of John W. and Thelma B. McClure, as shown on said Plan; thence along line of land of McClure the next 3 courses and distances: (1) South 40 degrees 46 minutes West 150.00 feet; (2) South 49 degrees 14 minutes East 225.00 feet

to an iron pin, a point of curve, and (3) on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to an iron pin, a point of tangent on the aforesaid Northwesterly side of Hollow Road; thence extending South 40 degrees 46 minutes West along the said side of Hollow Road 275.00 feet to the first mentioned point and place of beginning.

BEING known as 1133 Hollow Road.

BEING Parcel No. 67-00-01298-00-3

BEING the same premises which George R. Lewis and Mary E. Lewis, husband and wife, by Indenture dated 4/29/1996 and recorded 5/20/1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5148 page 450, granted and conveyed unto Joseph R. Gambone, Jr., in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 2/28/2001 and recorded 3/16/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5353 page 619, granted and conveyed unto Joseph R. Gambone, Jr., Veronica Gambone and Louis D. Gambone, as tenants-in-common, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., Veronica Gambone, and Louis D. Gambone, by Indenture dated 10/17/2003 and recorded 11/28/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5483 page 1492, granted and conveyed unto Joseph R. Gambone, Jr., in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 6/15/1995 and recorded 6/19/1995 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5115 page 1383, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, husband and wife, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr., by Indenture dated 9/1/2007 and recorded 10/9/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5667 page 2188, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, husband and wife, in fee.

AND BEING the same premises which Joseph R. Gambone, Jr. and Joann M. Gambone, by Deed of Consolidation dated 4/8/2010 and recorded 4/9/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5763 page 1802, granted and conveyed unto Joseph R. Gambone, Jr. and Joann M. Gambone, in fee.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.



Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

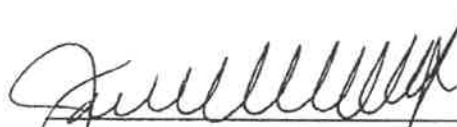
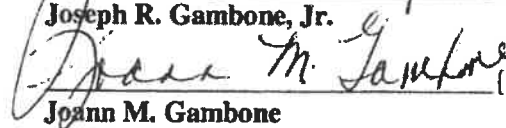
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper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

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein 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, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_  
\_\_\_\_\_

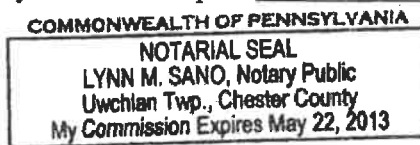
 [SEAL]  
Joseph R. Gambone, Jr.  
 [SEAL]  
Joann M. Gambone

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 22<sup>nd</sup> day of January, 2013, before me, the undersigned Notary Public, personally appeared **Joseph R. Gambone, Jr.** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public  
My commission expires \_\_\_\_\_

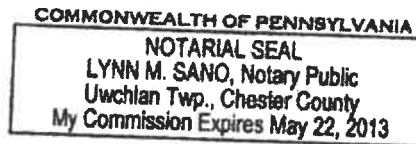


Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 22<sup>nd</sup> day of January, 2013, before me, the undersigned Notary Public, personally appeared **Joann M. Gambone**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public  
My commission expires \_\_\_\_\_



The precise residence and the complete post office address of the above-named Grantee is:

1133 Hollow Rd  
Worcester PA 19490

[Signature]  
On behalf of the Grantee

# Deed

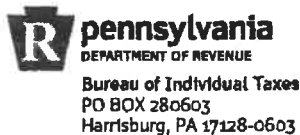
UPI # 67-00-01298-00-3

Joseph R. Gambone, Jr. and Joann M.  
Gambone

TO

Johnson Family Trust Dated 10/16/2001

Associates Land Transfer Company, LLC  
136 South Main Street  
Fax: 215-699-1537  
North Wales, PA 19454  
Phone 215-699-1200 Fax 215-699-1537



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with recorder's use only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

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.

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

Name: Associates Land Transfer Company, LLC; Telephone Number: (215) 699-1200; Mailing Address: 136 South Main Street, Fax: 215-699-1537; City: North Wales; State: PA; ZIP Code: 19454

B. TRANSFER DATA

Grantor(s)/Lessor(s): Joseph R. Gambone, Jr. and Joann M. Gambone; Mailing Address: 206 Bridle Path Road; City: East Norriton; State: PA; ZIP Code: 19403

C. Date of Acceptance of Document 1/23/2013

Grantee(s)/Lessee(s): Johnson Family Trust Dated 10/16/2001; Mailing Address: 1131-33 Hollow Road; City: Norristown; State: PA; ZIP Code: 19403

D. REAL ESTATE LOCATION

Street Address: 1131-33 Hollow Road; City, Township, Borough: Worcester Township; County: Montgomery; School District: Methacton; Tax Parcel Number: 67-00-01298-00-3

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? [ ] Y [ ] N

Table with valuation data: 1. Actual Cash Consideration (1,600,000.00), 2. Other Consideration (0.00), 3. Total Consideration (1,600,000.00), 4. County Assessed Value (627,520.00), 5. Common Level Ratio Factor (1.61), 6. Fair Market Value (1,010,307.20)

F. EXEMPTION DATA

Table with exemption data: 1a. Amount of Exemption Claimed (0.00), 1b. Percentage of Grantor's Interest in Real Estate (100), 1c. Percentage of Grantor's Interest Conveyed (100)

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.)

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: Associates Land Transfer Company, LLC, By: [Signature]; Date: January 23, 2013

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.