

Corporation Deed

Prepared by and Return to:

Weichert Closing Services Co.
220 Commerce Drive
Fort Washington, PA 19034
215-643-3317

WCS-105907

BRT: 30-1-0028-00



51801009

Page: 1 of 5

10/31/2007 04:15PM

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THIS INDENTURE, MADE THE 24th day of October, 2007

BETWEEN

Juan D. Levy and Eucalyptus Management, Inc., by its agent Juan Levy; duly constituted and appointed by Power of Attorney dated 9/05/2003, and recorded herewith, partners of Royal Court Associates, a PA General Partnership

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

Universal Community Homes, A Pennsylvania Non-Profit Corporation

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

WITNESSETH That the said Grantor for and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor 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(s), his/her/their heirs and assigns,

See Exhibit A Attached Hereto and Made a Part Hereof

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE on the South side of South Street at the distance of 208 feet 3 9/20 inches Eastward from the East side of 16th Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said South Street 16 feet and extending in length or depth Southward of that width at right angles to said South Street 70 feet to a certain 2 feet 6 inches wide alley.

TOGETHER with the free and common use, right, liberty and privilege of the said 3 feet wide alley as and for a passageway and watercourse at all times hereafter, forever.

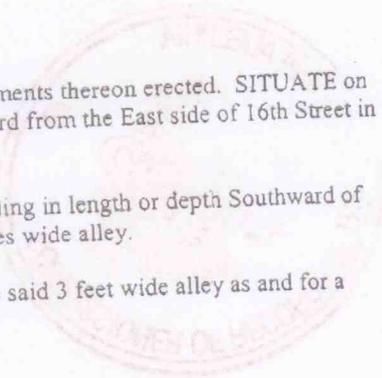
BEING No. 1520 South Street.
BEING BRT Tax No. 30-1-0028-00

BEING part of the same premises which Allen W. Frasier, Administrator CTA of the Estate of Samuel Hunter, by Indenture dated 9/28/84 and recorded 10/10/84 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Deed Book JAP 25 page 314, granted and conveyed unto Juan D. Levy, Jay D. Goldstein, and Richard W. Marland, co-partners, trading as Royal Court Associates, in fee.

AND by Order in the United States District Court for the Eastern District of Pennsylvania dated 2/19/1988 and recorded in the City of Philadelphia in Deed Book FHS 1121 page 558 was corrected as having been deeded to Barlovento International, a Netherlands Antilles Corporation, instead of Richard W. Marland.

AND ALSO BEING part of the same premises which Jay D. Goldstein by Indenture dated 2/16/88 and recorded 3/21/88 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Deed Book FHS 1024 page 357, granted and conveyed unto Barlovento International, a Netherlands Antilles Corporation and Juan D. Levy, in fee.

AND the said Barlovento International, a Netherlands Antilles Corporation, did assign all of its interest to Eucalyptus Management, Inc., a Pennsylvania Corporation, by agreement dated 8/31/2003.



TOGETHER with all and singular the buildings, and 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 the said Grantor, 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 lot or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns forever.

AND the said Grantor, for its successors, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, them or any of them, shall and will

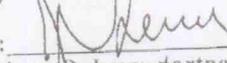
BY THESE PRESENTS WARRANT and forever **DEFEND**.

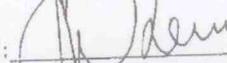
IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED
in the presence of us:

Gregory Davis
Gregory Davis

Royal Court Associates, a PA General Partnership

BY: 
~~Juan D. Levy, partner~~

BY: 
~~Eucalyptus Management, Inc., by its agent
Juan Levy, partner~~

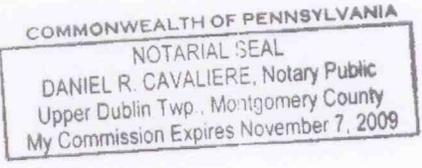
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILA §:

On this 24TH day of OCTOBER, 2007, before me, the undersigned officer, personally appeared Juan D. Levy and Juan Levy, agent for Eucalyptus Management, Inc., partners of Royal Court Associates, a PA General Partnership, who acknowledged themselves to be the partners of Royal Court Associates, a PA General Partnership, and that they, as such partners being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the PA General Partnership by themselves as partners.

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

Daniel R. Cavaliere
Notary Public



My Commission Expires: 11-7-09

I hereby certify the address of the Grantee is:

~~XXXXXX~~ 800 South 15th. Street
Philadelphia, PA 19146

Victor Wilson

On behalf of the Grantee

RECORD AND RETURN TO
Weichert Closing Services Co.
220 Commerce Drive
Fort Washington, PA 19034
WCS-105907

Document I.D. Number

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

GRANTEE'S NAME	GRANTEE'S SOCIAL SECURITY NO
GRANTEE'S NAME	GRANTEE'S SOCIAL SECURITY NO
GRANTEE'S NAME	GRANTEE'S SOCIAL SECURITY NO
GRANTEE'S NAME	GRANTEE'S SOCIAL SECURITY NO
DATE RECORDED	CITY TAX PAID

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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer tax is wholly exempt from tax based on (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Weichert Closing Services Co. Area Code: (215)643-3317 Telephone Number: (215)643-3317

Street Address: 220 Commerce Drive, City: Ft. Washington State: PA Zip: 19034

B Transfer Data

Grantor(s)/Lessor(s): Juan D. Levy and Eucalyptus Management, Inc., Grantee(s)/Lessee(s): Universal Community Homes, A Pennsylvania

Street Address: 758 South 18th Street City: Philadelphia State: PA Zip Code: 19146

Street Address: 800 South 15th Street City: Philadelphia State: PA Zip Code: 19146

C PROPERTY LOCATION

Street Address: 1520 South Street City, Township, Borough: City of Philadelphia

County: Philadelphia School District: Phila Tax Parcel Number: 30-1-0028-00

D VALUATION DATA

Actual Cash Consideration	Other Consideration	Total Consideration
<u>\$ 155,000.00</u>	<u>\$ 0.00</u>	<u>\$155,000.00</u>
County Assessed Value	Common Level Ratio Factor	Fair Market Value
<u>\$ 10,880.00</u>	<u>3.52</u>	<u>\$38,297.60</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 0 1b. Percentage of Interest Conveyed: 100.00

2. Check Appropriate Box Below for Exemption Claimed
- Will or interstate succession (Name of Decedent) _____ (Estate File Number) _____
 - Transfer to Industrial Development Agency
 - Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
 - Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
 - Transfer to the Commonwealth, the United States 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. Mortgage Book Number _____ Page Number _____
 - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.) _____
 - Other (Please explain exemption claimed, if other than listed above.) _____

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: *Daniel Cavaliere* Date: October 24, 2007

IF YOU HAVE A DISABILITY AND REQUIRE AN ACCOMMODATION IN ORDER TO COMPLETE THIS FORM AND/OR PARTICIPATE IN A PROGRAM OR SERVICE, CONTACT THE ADA COORDINATOR AT 866-2263.