

  
 20060427-0040538  
 Pages: 4 F: \$55.00  
 04/27/06 02:09:52 PM  
 T20060031574  
 Michael E. Kozikowski  
 New Castle Recorder DEE

**PREPARED BY:**  
**GAIL E. AHRENS, ATTORNEY AT LAW**  
**722 YORKLYN ROAD, SUITE 350**  
**HOCKESSIN, DE 19707**

**RETURN TO:**  
**GAKIS PROPERTIES II, LLC**  
**1701 CONCORD PIKE**  
**WILMINGTON, DE 19803**

**TAX PARCEL NO 06-10.000-089**

**THIS DEED, MADE THIS 13 day of December, 2005**

**Between, Michael A. Sheridan and Deborah J. Sheridan ,**  
 parties of the first part,  
 - A N D -  
**Gakis Properties II, LLC,**  
 party of the second part,

**WITNESSETH,** That the said party of the first part, for and in consideration of the sum of **ONE HUNDRED NINETY TWO FIVE THOUSAND FIVE HUNDRED AND NO DOLLARS (\$192,500.00)** lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs and assigns, **IN FEE:**

ALL that certain lot, piece or parcel of land, with the buildings thereon, situate in Brandywine Hundred, New Castle County and State of Delaware, known as **1701 Concord Pike,** and also being a portion of the area designated as "Commercial", as shown on a revised plan of a portion of Deerhurst, dated December 4, 1942, and of record in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware, in Plat Record L, Page 27, as revised by a Plat recorded in Plat Record I, Page 30, and Microfilm No. 196, and being more particularly bounded and described in accordance with a recent survey made by Zebley & Associates, Inc., Professional Land Surveyors of Wilmington, Delaware, dated January 9, 1989, as follows, to-wit:

**BEGINNING** at a point on the Easterly side of Concord Pike, at 70 feet wide, said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, as its old width of 60 feet, with the Southerly side of New or Murphy Road, at its old width of 46.05 of a foot: (1) South 2 degrees 4 minutes 45 seconds East, along the said Easterly side of Concord Pike, at 60 feet wide, 150 feet to a point in line with the extension of the North side of a 5 foot wide public walk as shown on the aforesaid Plots in line with the extension of the North side of a five foot wide public walk as shown on the aforesaid Plots of Deerhurst, (2) thence North 74 degrees 25 minutes 15 seconds East along the extension of the North side of said public walk, 10.28

4'

NCC 104169 04/27/06 12:28:00  
 \$2887.50 ST  
 \$2887.50 NC

feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet: (3) thence South 2 degrees 4 minutes 45 seconds East along the said Easterly side of Concord Pike, at 70 feet wide, 60.61 feet to the point and place of Beginning; thence from said point of Beginning, continuing along the said Easterly side of Concord Pike, at 70 feet wide, and passing along the Westerly side of a 27 foot wide common parking and driveway area (said common parking and drive-way area being more particularly hereinafter described) South 2 degrees 4 minutes 45 seconds East 23 feet to a point; thence North 87 degrees, 55 minutes, 15 seconds East, passing along the Southerly end of a said common parking and driveway area, and passing along the Southerly end of a 27 foot wide common driveway (said 27 foot common driveway being more particularly hereinafter described) 110 feet to a point in the Easterly side of said common driveway; thence North 2 degrees 4 minutes 45 seconds West, along the said Easterly side of said common driveway; thence North 2 degrees 4 minutes 45 seconds West, along the said Easterly side of said common driveway 23 feet to a point; thence South 87 degrees, 55 minutes, 15 seconds West, crossing the aforesaid common driveway and passing through the center of the party wall between the building erected on this lot and the building erected on the lot adjoining on the North, and also crossing the aforesaid common parking driveway area, 110.00 feet to the point and place of Beginning. Be the contents thereof what they may.

TOGETHER with the free and uninterrupted right, use and privilege forever in common with the Concord Development Company, its successors and assigns, of the hereinafter described 27 foot wide Common Parking and Driveway area for parking and driveway purposes. SUBJECT, however, to a proportionate share of the expense of keeping said area in good order and repair, said 27 foot wide Common Parking and Driveway Area being more particularly bounded and described in accordance with Dccd Record D, Volume 82, Page 351, as recorded in the Office of the Recorder of Deeds, aforesaid, as follows, to-wit:

BEGINNING at a point on the Easterly side of Concord Pike, at 70 feet wide, said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, as its old width of 60 feet, with the Southerly side of New or Murphy Road, at its old width of 46.05 of a foot: (1) South 2 degrees 4 minutes 45 seconds East, along the said Easterly side of Concord Pike, at 60 feet wide, 150 feet to a point in line with the extension of the North side of a 5 foot wide public walk as shown on the aforesaid Plots in line with the extension of the North side of a five foot wide public walk as shown on the aforesaid Plots of Deerhurst, (2) thence North 74 degrees 25 minutes 15 seconds East along the extension of the North side of said public walk, 10.28 feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet: (3) thence South 2 degrees 4 minutes 45 seconds East along the said Easterly side of Concord Pike, at 70 feet wide, 26.61 feet to the point and place of Beginning; thence from said point of Beginning and passing along the Southerly side of the hereinafter described common driveway, at 9 feet wide, North 87 degrees, 55 minutes, 15 seconds East, 27 feet to a point; thence South 2 degrees 4 minutes, 45 seconds East, and parallel with the Easterly side of the Concord Pike, at 27 feet wide, 63 feet to a point; thence South 87 degrees, 55 minutes, 15 second West, 27 feet to a point in the said Easterly side of the Concord Pike at 70 feet wide; and thence thereby North 2 degrees, 4 minutes, 45 second West, 63 feet to the point and place of Beginning. Be the contents thereof what they may.

RESERVING, however, Unto Concord Development Company, its successors and assigns, the free and uninterrupted right, use and privilege in common with others entitled thereto forever for parking

and driveway purposes of the whole of the hereinabove described common parking and driveway area. SUBJECT, however, to a proportionate share of the expense of keeping said area in good order and repair.

ALSO TOGETHER with the free and uninterrupted right, use and privilege forever in common with Concord Development Company, its successors and assigns, of the hereinafter described common driveway for driveway purposes. SUBJECT, however, to a proportionate share of the expenses of keeping said common driveway in good order and repair. Said common driveway being more particularly bounded and described in accordance with Deed Record D, Volume 82, Page 351, as recorded in the Office of the Recorder of Deeds, aforesaid, as follows, to-wit:

BEGINNING at a point on the Easterly side of Concord Pike, at 70 feet wide, said point being located by the following three courses and distances from the intersection of the Easterly side of Concord Pike, as its old width of 60 feet, with the Southerly side of New or Murphy Road, at its old width of 46.05 of a foot: (1) South 2 degrees 4 minutes 45 seconds East, along the said Easterly side of Concord Pike, at 60 feet wide, 150 feet to a point in line with the extension of the North side of a 5 foot wide public walk as shown on the aforesaid Plots in line with the extension of the North side of a five foot wide public walk as shown on the aforesaid Plots of Deerhurst, (2) thence North 74 degrees 25 minutes 15 seconds East along the extension of the North side of said public walk, 10.28 feet to a point in the Easterly side of Concord Pike, at its new width of 70 feet: (3) thence South 2 degrees 4 minutes 45 seconds East along the said Easterly side of Concord Pike, at 70 feet wide, 11.61 feet to a point in the Northerly side of the herein described common driveway; thence North 87 degrees, 55 minutes, 15 seconds East, 110 feet to a point; thence South 2 degrees, 4 minutes, 45 seconds East, 7.2 feet to a point; thence South 87 degrees, 55 minutes 15 seconds West, 27 feet to a point; thence North 2 degrees, 4 minutes 45 seconds West, 63 feet to a point in the said Easterly side of the Concord Pike, at 70 feet wide; and thence thereby North 2 degrees, 4 minutes, 45 seconds West, 9 feet to the point and place of Beginning. Be the contents thereof what they may.

ALSO RESERVING, however, unto Concord Development Company, its successors and assigns, the free and uninterrupted rights use and privilege in common with others entitled thereto forever for driveway purposes of the whole-of the hereinabove described common driveway. SUBJECT, however, to a proportionate share of the expense of keeping said common driveway in good order and repair.

SUBJECT, however, to certain conditions, reservations, easements, restrictions and covenants as contained and more fully set forth in an Indenture of Concord Development Company, a corporation of the State of Delaware, to Ruth R. Martin, single woman, dated the Ninth day of September, A.D. 1943, and of record in the Office aforesaid in Deed Record Z, Volume 43, Page 136.

BEING the same lands and premises which John V. Barletto and Susan E. Barletto, by Deed dated July 29, 1998 and recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware in Deed Book 2491, Page 292, did grant and convey unto Michael A. Sheridan and Deborah J. Sheridan, in fee.

GRANTEE(S) ADDRESS:  
1701 Concord Pike  
Wilmington, DE 19803

**IN WITNESS WHEREOF**, the said parties of the first part have hereunto set their hands and seal, the day and year aforesaid.

Sealed and Delivered in the Presence of:

Richard E. Franta

Michael A. Sheridan (SEAL)  
Michael A. Sheridan

Richard E. Franta

Deborah J. Sheridan (SEAL)  
Deborah J. Sheridan

STATE OF DELAWARE }  
COUNTY OF NEW CASTLE } ss.

BE IT REMEMBERED, That on this 13<sup>th</sup> day of December, 2005 Michael A. Sheridan and Deborah J. Sheridan personally came before me, a Notarial Officer, the parties to this Indenture, known to me personally or satisfactorily proven to be such, and acknowledged this Indenture to be their Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Richard E. Franta  
Notary Public

Deed: B005-3579

RICHARD E. FRANTA  
NOTARY PUBLIC  
STATE OF DELAWARE  
MY COMMISSION EXPIRES MARCH 30, 2008