

Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

## Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

**Tuesday, February 21, 2016** at 7:00 p.m., at which time a public hearing will commence on the following application:

**17-03:** This is the application of **Cherry Premier Properties, LLC**, owners of the property located at 397 Stewart Avenue, Jenkintown, Pa. 19046. The applicant has requested use and dimensional variances from Section 502.2.A, Section 901.8 and Section 1110.1.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to convert the building into a duplex use. A variance is required to convert the building to a duplex use, convert the building to a non-conforming use and the required on-site parking.

The property is zoned within the (SI) Suburban Industrial District of Ward #12 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale  
Planning & Zoning Officer

**Note:** There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1014. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.



**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:  
 Cherry Premier Properties LLC (267) 625-0989  
 Jeffrey Guevara, Owner  
 8 Cherry Street, Apartment A  
 Willow Grove, PA 19090

2. Name and address of the applicant: Phone number:  
 Same as owner.

3. Name and address of the attorney: Phone number:  
 Rex Herder (610) 234-3942  
 Eastburn & Gray P.C.  
 470 Norristown Road, Suite 302  
 Blue Bell, PA 19442

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.  
 Example: equitable owner, agent, lessee, etc.  
 N/A

5. Description of the property:

Address/location 397 Stewart Avenue, Abington, PA 19001

Present use Vacant - formerly a tavern.

Proposed improvement Convert to duplex - existing structure not to be enlarged.

## Zoning Hearing Board Application



Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000

6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:  
Use H-4 Duplex is not a permitted use in the Suburban Industrial District. Applicant seeks variances necessary to permit use of the property and existing structure as a duplex.
  
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:  
502.2.A - Permitted uses in Suburban Industrial District.  
1110.1.2 - Change to nonconforming use.  
901.8 - Off street parking requirements for use H-4, duplex.
  
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.  
  
Please see attached addendum.
  
9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.  
  
July 2001 Application 11-01 Relief to reestablish tavern use with second floor apartment granted.  
October 2012 Application 12-09 Application to amend application 11-01 to convert second floor apartment to dining area for an additional 33 seats granted.  
February 2016 Application 15-16 Application for variances to convert structure to triplex; application denied.
  
10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 1/27/17

Fee Paid: \$ 500.00

Case: 17-03

check # 108

Rec # 183131

RECEIVED  
JAN 27 2017

BY:

Signature of the Zoning Officer

Addendum to Zoning Hearing Board Application

- 8. Describe in detail the grounds for appeal, or the reasons in both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.**

The subject property is forty (40) feet wide and 5,506 square feet in area, and came into existence long before the current zoning ordinance was adopted by the township. The property is zoned Suburban Industrial (SI). Section 502.2.A sets forth the permitted uses in the SI District. Locating any permitted use on the property is impossible due to its relatively small size. An unnecessary hardship is therefore imposed on the property due to the current zoning, and a variance from section 502.2.A is therefore warranted.

Section 1110.I.2 of the Zoning Ordinance requires that a change in nonconforming use must be to a conforming use. For the reasons set forth in the preceding paragraph, the current nonconforming use cannot be converted to a conforming use, and a variance from section 1110.I.2 of the Zoning Ordinance is therefore warranted.

Section 901.8 of the Zoning Ordinance requires four (4) off-street parking spaces for the proposed use. There is no space in the front yard of the existing building to allow any off-site parking, and the two side yards are too narrow to permit access to the rear of the property, therefore making off-site parking impossible. This condition constitutes an unnecessary hardship, and a variance from section 901.8 of the Zoning Ordinance is warranted.

The applicant did not create the nonconformity of the lot, and thus did not create the unnecessary hardship.

The property was most currently used as a tavern, a far more intensive use than the use proposed. The Zoning Hearing Board previously approved the variances necessary to allow the existing structure to be used as a tavern on the first floor, and as an apartment on the second floor. The Zoning Hearing Board subsequently approved the variances necessary to allow the existing structure to be used as a tavern on the first floor, with an additional eating area accommodating 33 seats on the second floor.

The proposed duplex use would be far less intensive than the above mentioned uses approved by the Zoning Hearing Board, and would be in keeping with the surrounding neighborhood. The properties immediately adjacent to the subject property are utilized as two-family dwelling units. Allowing the use of subject property as a duplex would eliminate the patron traffic, waste removal and delivery traffic, and the noise and cooking

odors produced by the previously existing and subsequently approved tavern use. Use of the property as a duplex would cause no detriment to the public health, safety and welfare.

For the foregoing reasons, the requested variances to allow use of the existing property and structure as a duplex should be granted.

Prepared by and Return to:

Sentex Settlement Services, Inc.  
Ph: 215-947-8277, Fax: 215-933-5280  
2655 Philmont Ave, Ste. 206  
Huntingdon Valley, PA 19006  
15-947-8277

File No. 5315-S

UPI # 30-00-63680-00-1

**This Indenture**, made the 6<sup>th</sup> day of *January*, 2017,

**Between**

**J. BONZE, LLC AKA J BONZE LLC BUILDING MANAGEMENT AND DAVID C. NABIT, INDIVIDUALLY AND ALEXIS SAIBER N.K.A. ALEXIS KURTZ, INDIVIDUALLY AND JODI STERN, INDIVIDUALLY AND FELICE HOLLAND, INDIVIDUALLY AND GARY NABIT, INDIVIDUALLY AND MARLENE NABIT, INDIVIDUALLY**

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

**CHERRY PREMIER PROPERTIES, LLC**

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

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Seventy-Five Thousand And 00/100 Dollars (\$75,000.00)** 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** lot or piece of ground situate in Abington Township, Montgomery County and State of Pennsylvania, bounded and described according to a Survey thereof made by William T. Muldrew, Civil Engineer, April 30, 1924 as follows, to wit:

**BEGINNING** at a point on the Southeasterly side of Stewart Avenue (45 feet wide) at the distance of 317.14 feet Southwardly from the Southwesterly side of Jenkintown Road (33 feet wide) it being also in line of land now or late of Ralph Razzi; thence extending along said land of the said Ralph Razzi, South 40 degrees 44 minutes East 179.60 feet to a point in line of land now or late of North Pennsylvania Railroad; thence extending along said land South 45 degrees 48 minutes West 21.32 feet to a stone in line of land now or late of Joseph Hager; thence extending along said land North 46 degrees 38 minutes West 181.85 feet to the point in the Southeasterly side of Stewart Avenue aforesaid; thence extending along said side of Stewart Avenue North 49 degrees 16 minutes East 40.00 feet to the place of beginning.

**FOR INFORMATIONAL PURPOSES ONLY:**

**BEING** known as 397 Stewart Avenue, Jenkintown, PA 19046.

BEING County Parcel No. 30-00-63680-00-1

BEING the same premises which Gerald Nabit, by Deed dated March 22, 2010 and recorded May 25, 2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5801 Page 2713, granted and conveyed unto J. Bonze, LLC, in fee.

The above listed Grantors are joining in the current conveyance to relinquish any Right, Title and Interest they may have as heirs to The Estate of ~~Gary Nabit~~ *Gerald Nabit*. 

**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, administrators, successors and assigns, 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, successors and assigns, 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, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Foreber Defend.**

**In Witness Whereof**, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTESTED:

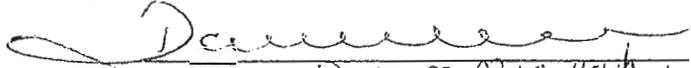
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*Alexis Kurtz*  
*Alexis Saiber* {SEAL}  
Alexis Saiber N.K.A. Alexis Kurtz

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 6<sup>th</sup> day of January, 2017, before me, the undersigned Notary Public, personally appeared Alexis Saiber N.K.A. Alexis Kurtz, 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.

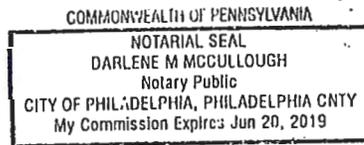
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public Darlene M. McCullough  
My commission expires 6/20/19

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

8 Cherry Street  
Willow Grove, PA 19090

\_\_\_\_\_  
On behalf of the Grantee



BEING County Parcel No. 30-00-63680-00-1

BEING the same premises which Gerald Nabit, by Deed dated March 22, 2010 and recorded May 25, 2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5801 Page 2713, granted and conveyed unto J. Bonze, LLC, in fee.

The above listed Grantors are joining in the current conveyance to relinquish any Right, Title and Interest they may have as heirs to The Estate of ~~Gary Nabit~~. *Gerald Nabit. gs*

**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, administrators, successors and assigns, 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, successors and assigns, 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, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Forever Defend.**

**In Witness Whereof**, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTESTED:

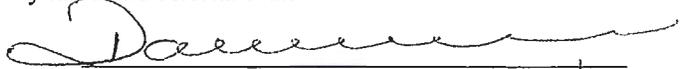
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*Jodi Stern* {SEAL}  
Jodi Stern, Individually

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 6<sup>th</sup> day of January, 2017, before me, the undersigned Notary Public, personally appeared **Jodi Stern**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

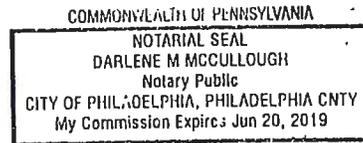
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public Darlene M. McCullough  
My commission expires 6/20/19

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

**8 Cherry Street  
Willow Grove, PA 19090**



\_\_\_\_\_  
On behalf of the Grantee

**BEING** County Parcel No. 30-00-63680-00-1

**BEING** the same premises which Gerald Nabit, by Deed dated March 22, 2010 and recorded May 25, 2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5801 Page 2713, granted and conveyed unto J. Bonze, LLC, in fee.

The above listed grantors are joining in the current conveyance to relinquish any Right, Title and Interest they may have as heirs to The Estate of Gerald Nabit.

**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.

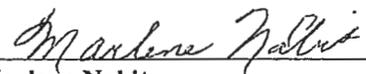
**And** the said Grantors, for themselves and their heirs, executors, administrators, successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, successors and assigns, all and singular 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, successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Foreber Defend.**

**In Witness Whereof**, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTESTED:

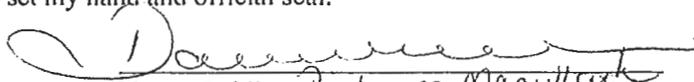
\_\_\_\_\_  
\_\_\_\_\_

 {SEAL}  
**Felice Holland**  
 {SEAL}  
**Marlene Nabit**

Commonwealth of Pennsylvania }  
County of Montgomery } ss

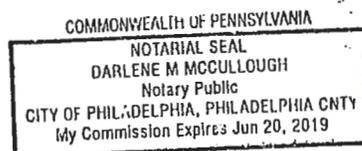
On this, the 6<sup>th</sup> day of January, 2017, before me, the undersigned Notary Public, personally appeared **Felice Holland** and **Marlene Nabit**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

  
Notary Public Darlene M. McCullough  
My commission expires 6/20/19

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

**8 Cherry Street**  
**Willow Grove, PA 19090**



\_\_\_\_\_  
On behalf of the Grantee

BEING County Parcel No. 30-00-63680-00-1

BEING the same premises which Gerald Nabit, by Deed dated March 22, 2010 and recorded May 25, 2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5801 Page 2713, granted and conveyed unto J. Bonze, LLC, in fee.

The above listed Grantors are joining in the current conveyance to relinquish any Right, Title and Interest they may have as heirs to The Estate of ~~Gary~~ Nabit.

Together with all and singular the <sup>Gerald</sup> 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.

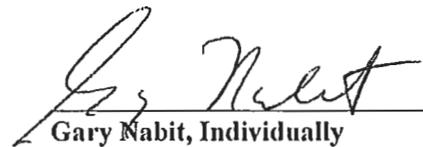
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper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

And the said Grantors, for themselves and their heirs, executors, administrators, successors and assigns, 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, successors and assigns, 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, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Foreber Defend.**

In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTESTED:


 {SEAL}  
 Sean Young Gary Nabit, Individually  

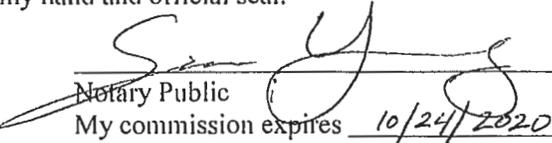

Amber mericke

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 6 day of January, 2017, before me, the undersigned Notary Public, personally appeared **Gary Nabit**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



  
\_\_\_\_\_  
Notary Public  
My commission expires 10/24/2020

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

**8 Cherry Street  
Willow Grove, PA 19090**

\_\_\_\_\_  
On behalf of the Grantee

BEING County Parcel No. 30-00-63680-00-1

BEING the same premises which Gerald Nabit, by Deed dated March 22, 2010 and recorded May 25, 2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5801 Page 2713, granted and conveyed unto J. Bonze, LLC, in fee.

The above listed grantors are joining in the current conveyance to relinquish any Right, Title and Interest they may have as heirs to the Estate of Gerald Nabit.

**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.

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**And** the said Grantors, for themselves and their heirs, executors, administrators, successors and assigns, 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, successors and assigns, 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, successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Forever Defend.**

**In Witness Whereof**, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written

ATTESTED:

\_\_\_\_\_

**J. BONZE, LLC AKA J BONZE LLC  
BUILDING MANAGEMENT**

By: David Nabit

**David Nabit, Sole Member**

David Nabit {SEAL}  
David Nabit, individually

Commonwealth of Pennsylvania }  
County of Montgomery } ss

AND NOW, this 13 day of January, 2017, before me, the undersigned Notary Public, appeared David C. Nabit, who acknowledged himself/herself to be the Member (title) of J. Bonze, LLC AKA J Bonze LLC Building Management, a Limited Liability Company and he/she, as such Member (title) 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 Member (title).

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

Commonwealth of Pennsylvania  
**NOTARIAL SEAL**  
NATALIE VORONOV, Notary Public  
Lower Moreland Twp, Montgomery County  
My Commission Expires February 3, 2019

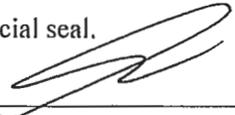
  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 13 day of January, 2017, before me, the undersigned Notary Public, personally appeared David C. Nabit, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

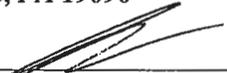
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania  
**NOTARIAL SEAL**  
NATALIE VORONOV, Notary Public  
Lower Moreland Twp, Montgomery County  
My Commission Expires February 3, 2019

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

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

**8 Cherry Street  
Willow Grove, PA 19090**

  
\_\_\_\_\_  
On behalf of the Grantee

# Deed

UPI # 30-00-63680-00-1

J. BONZE, LLC AKA J BONZE  
LLC BUILDING MANAGEMENT  
AND DAVID C. NABIT,  
INDIVIDUALLY AND ALEXIS  
SAIBER N.K.A. ALEXIS KURTZ,  
INDIVIDUALLY AND JODI  
STERN, INDIVIDUALLY AND  
FELICE HOLLAND,  
INDIVIDUALLY AND GARY  
NABIT, INDIVIDUALLY AND  
MARLENE NABIT,  
INDIVIDUALLY

TO

Cherry Premier Properties, LLC

Sentex Settlement Services, Inc.  
Ph: 215-947-8277, Fax: 215-933-5280  
2655 Philmont Ave, Ste. 206  
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