

Los Angeles County Registrar-Recorder/County Clerk

DEAN C. LOGAN  
Registrar-Recorder/County Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

I, DEAN C. LOGAN, County Clerk of the County of Los Angeles, State of California, in and for said County DO HEREBY CERTIFY THAT J. RICE at time of signing a duly commissioned, qualified and acting NOTARY PUBLIC, in the State of California, County of Los Angeles, empowered to act as such Notary in any part of this State and authorized to take the acknowledgement or proof of powers of attorney, mortgages, deeds, grant transfers, and other instruments of writing executed by any person, and to take depositions and affidavits and administer oaths and affirmations in all matters incident to the duties of the officer or to be used before any court, judge, officer, or board.

I FURTHER CERTIFY that the seal affixed or impressed on the attached document is the official seal of said Notary Public and it appears that the name subscribed thereon is the genuine signature of the person aforesaid, his (or her) signature being of record in this office.

(Valid only if the certification bears the embossed Seal of the Registrar-Recorder/County Clerk.)

IN WITNESS WHEREOF, I execute this certificate and have hereunto set my hand and affixed the seal of said County this

19th day of March, 2019

DEAN C. LOGAN  
Registrar-Recorder/County Clerk

By: Miguel Macias  
MIGUEL MACIAS, Deputy County Clerk



BRF03-3/3/2009

CERTIFICATE OF ACKNOWLEDGEMENT AND ACCEPTANCE

One **LaRosa Boyce Jr.**, the living man created in the image of God, with indefeasible title to One's land and lawful owner of the landed estate known as LaRosa Boyce Jr. and its real property and interest, under the seal **LaRosa Boyce Jr.** is recorded as the grantee on the warranty (grant) deed for the real estate described on the attached certified copy of said deed.

It is One's freewill act and deed, to execute this acknowledgedgment of One's acceptance of the deed and lawful ownership of the property under the terms of the deed. One asks that the record on file in the office of register of deeds be updated to show One's acceptance of the deed, as lawful owner of the real estate.

All of One's other real property and interest attached to the real estate is to be immediately returned to One.

Done under One's hand and seal of One's freewill act and deed.



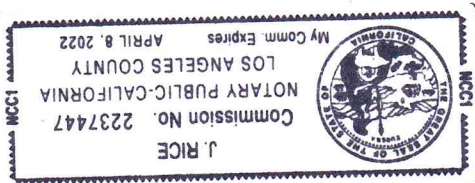
LaRosa : Boyce Jr

*LaRosa : Boyce Jr*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of *California*, County of *Los Angeles* ss.

On this *18TH* day of March 2019, before me the subscriber, *J. Rice, Notary Public*, personally appeared **LaRosa Boyce Jr.**, to me known to be the living man described in and who executed the foregoing instrument and acknowledged before me that he executed the same as his freewill act and deed.



*J. Rice*

CERTIFICATE OF ACKNOWLEDGEMENT AND ACCEPTANCE

One **LaRosa Boyce Jr.** the living man created in the image of God, with indefeasible title to One's land and lawful owner of the landed estate known as LaRosa Boyce Jr. and its real property and interest, under the seal **LaRosa Boyce Jr.** is recorded as the grantee on the warranty (grant) deed for the real estate described on the attached certified copy of said deed.

It is One's freewill act and deed, to execute this acknowledgement of One's acceptance of the deed and lawful ownership of the property under the terms of the deed. One asks that the record on file in the office of register of deeds be updated to show One's acceptance of the deed, as lawful owner of the real estate.

All of One's other real property and interest attached to the real estate is to be immediately returned to One.

Done under One's hand and seal of One's freewill act and deed.

LaRosa Boyce Jr  
LaRosa : Boyce Jr

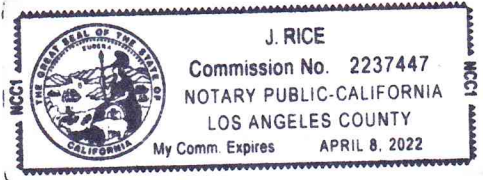


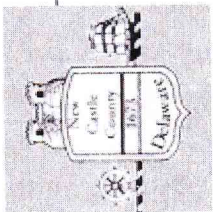
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles ss.

On this 18TH day of March 2019, before me the subscriber, J. Rice, Notary Public, personally appeared **LaRosa Boyce Jr.**, to me known to be the living man described in and who executed the foregoing instrument and acknowledged before me that he executed the same as his freewill act and deed.

J. Rice





# CUSTOMER RECEIPT

Customer: Unknown *Carolyn Boyce*

Receipt Number: T20190011865  
 Date/Time: 3/15/2019 1:51:53 PM  
 Method Received: Over the Counter  
 Clerk: VINCE

## Transaction Detail

Instrument Number	Instrument Type	Recording Fee	State Document Fee	#Pgs	Copy	Copy	Cert. Copy	Total Copy Fee	Technology Fee	Local Tax	State Tax	Subtotal
!!No Data Entered!!	REC CERTIFIED COPIES	\$0.00	\$0.00	2	Y	N		\$13.00	\$0.00	\$0.00	\$0.00	\$13.00

### First Party Name

Total Fees: \$13.00 State Tax: \$0.00 Local Tax: \$0.00

### PAYMENT INFORMATION

Method of Payment: Cash

Payment Control ID

Authorized Agent

Total Payments:

AMOUNT PAID: \$20.00  
 LESS AMOUNT DUE: \$13.00  
 CHANGE RECEIVED: \$7.00

### Second Party Name

*State of Delaware* }  
                                      } *SS.*  
*New Castle County* }

*I, Michael E. Kozikowski,*  
*Recorder of Deeds for New Castle County, State of Delaware, do hereby certify*  
*that the above and foregoing is a true and correct copy of:*

*DEED*

*VERNON H WARD AND DOLORES F WARD*

*AND*

*LAROSA BOYCE JR*

*as the same appears of Record in the Recorder's Office for said County, in*

*INSTRUMENT NO:20051107-0114137*

*Witness my hand and official seal, this FIFTEENTH day of MARCH A.D. 2019*

*Michael E. Kozikowski*  
\_\_\_\_\_  
*New Castle County Recorder of Deeds*



TAX PARCEL NO. 06-085.00-129

Prepared by:

AERENSON & AERENSON, LLC

2213 CONCORD PIKE

Wilmington, DE 19803

(05-514)

Return to:

Mr. Larosa Boyce, Jr.

321 Forest Avenue

Claymont, DE 19703

  
20051107-0114137  
Pages: 2 F: \$33.00  
11/07/05 09:50:04 AM  
T20050090829  
Michael E. Kozikowski  
New Castle Recorder DEE

*Ward*  
**THIS DEED Made this** 2 day of **October**, 2005,

**BETWEEN, VERNON H. WARD AND DOLORES F. WARD**, hereinafter referred to as the parties of the first part,

**A N D**

**LAROSA BOYCE, JR.**, hereinafter referred to as the party of the second part,

**WITNESSETH**, That the said parties of the first part for and in consideration of the sum of **Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration**, lawful money of the United States of America, the receipt and sufficiency whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, his heirs and assigns,

**ALL** that certain lot, piece or parcel of land with the improvements thereon, situate in Brandywine Hundred, New Castle County and State of Delaware, being Lot Number 2 as shown on the Record Minor Subdivision Plan of Brandywine Gardens of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Microfilm No. 5592, said lot also known as 321 Forest Avenue and being more particularly bounded and described in accordance with a survey prepared by Zebley & Associates, Inc., dated October 10, 2005, as follows, to wit:

**BEGINNING** at a point on the Northeasterly side of Forest Avenue (at 40.00' wide), a common corner for herein described lot and Lot No. 3, said point being further located from the Northwesterly end of a 20.00' radius junction curve joining the said Northeasterly side of Forest Avenue with the Northwesterly side of Northeast Boulevard, also known as Governor Printz Boulevard (at 100.00' wide), by the following described courses and distances North 27 degrees 05 minutes 50 seconds West, 93.19' to the first mentioned point and place of beginning; thence from said point and place of beginning, the four (4) following described courses and distances: 1) continuing along said Northeasterly side of Forest Avenue, North 27 degrees 05 minutes 50 seconds West, 22.00' to a point, a common corner for Lot No. 1, thence; 2) With the division line for said Lot No. 1, passing through the party wall separating the building on this lot from the adjoining building and crossing through 44.00' of a 66.00' wide easement for paved common drive and common parking area, North 62 degrees 54 minutes 10 seconds East, 132.00' to a point, in the division line for Lot No. 11, thence; 3) With the division line for said Lot No. 11 and Lot No. 10, in part, and crossing through an easement for paved common drive and common parking area, South 27 degrees 05 minutes 50 seconds East, 22.00' to a point, a common rear corner for Lot No. 3 thence; 4) crossing through 44.00' of a 66.00' wide easement for paved common drive and common parking area, and along the division line for said Lot No. 3, and passing through the party wall separating the building on this lot from the adjoining building, South 62 degrees 54 minutes 10 seconds West, 132.00' to a point on the aforementioned Northeasterly side of Forest Avenue and to the place of beginning.


**SUBJECT** to the restrictions of record as contained in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware in Deed Record X, Volume 110, Page 307 and Deed Record X, Volume 110, Page 304.

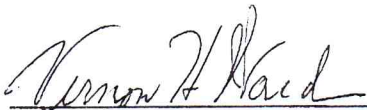
**BEING** the same lands and premises which Dale L. Reese, by Deed dated January 30, 1981 and recorded in the Office of the Recorder of Deeds in and for New Castle, Delaware in Deed Record N, Volume 113, Page 251, did grant and convey unto Vernon H. Ward and Dolores F. Ward, the parties of the first part hereto.


Grantee's Address:  
321 Forest Avenue  
Claymont, DE 19703

**IN WITNESS WHEREOF**, the said Vernon H. Ward and Dolores F. Ward, have hereunto set their hands and seals, the day and year aforesaid.

Sealed and Delivered in  
the Presence of:

  
\_\_\_\_\_  
WITNESS

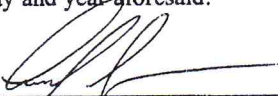
  
\_\_\_\_\_  
Vernon H. Ward

  
\_\_\_\_\_  
Dolores F. Ward

STATE OF DELAWARE :  
: SS.  
NEW CASTLE COUNTY :

BE IT REMEMBERED, That on this 2 day of <sup>November</sup>~~October~~, 2005, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Vernon H. Ward and Dolores F. Ward, parties to this Indenture, known to me personally to be such, and they acknowledged this Indenture to be their Act and Deed.

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

  
\_\_\_\_\_  
Notary Public  
Name:  
Commission Expires:

Andrew J. Aerenson  
Attorney at Law  
Notarial Officer-Delaware  
29 Del.C. Sect.4323