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Kent County  
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PREPARED BY & RETURN TO:  
Bonnie M. Benson, P.A.  
306 E. Camden-Wyoming Avenue  
Camden, DE 19934  
File No. 13-1073/MK

**THIS DEED**, made this 28th day of February, 2013,

- BETWEEN -

YVONNE L. BOWLIN, of 1182 Fernwood Drive, Harrington, DE 19952, party of the first part,

- AND -

SANDRA L. SIMMON and ANDREW S. HYNES, of 323 Waverly Street, Shillington, PA 19607, as joint tenants with right of survivorship and not as tenants in common, parties of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of ONE HUNDRED TEN THOUSAND DOLLARS 00/100 (\$110,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, as joint tenants with right of survivorship and not as tenants in common, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Kent County, State of Delaware:

ALL that certain lot, piece or parcel of land situated in a subdivision known as FERNWOOD, Mispillion Hundred, Kent County, State of Delaware, being all of Lot #40 as shown on a plan of said subdivision recorded in Plot Book #48 Page #67 and more recently shown on a Boundary Survey Plan prepared by McClure Associates Inc., dated 2/14/13, file#MA:02-01-13, lying on the southerly and westerly sides of Fernwood Drive (60 feet wide), being bounded as follows; on the North and East by Fernwood Drive, on the South, in part by Fernwood Drive and in part by lands now or late of Thistlwood Mill Co., on the West by lot #39 and more particularly described as follows:

BEGINNING at a point of curvature in the southerly line of Fernwood Drive, said point being the northwesterly end of a 25 foot radius junction curve joining the southerly and westerly lines of Fernwood Drive, thence from said beginning point the following five (5) courses and distances; (1) along said junction curve, by the arc of a circle curving to the right, with a radius of 25.00 feet, a distance of 40.68 feet (chord = South 54 deg. 36 min. 41 sec. East a distance of 36.34 feet) to a point of tangency in the westerly line of Fernwood Drive, (2) thence with the westerly line of Fernwood Drive, South 07 deg. 59 min. 56 sec. East a distance of 264.41 feet to a point in the northerly line of Fernwood Drive, (3) thence in

part with the northerly line of Fernwood Drive and in part with said lands of Thistlwood Mill Co., South 78 deg. 46 min. 35 sec. West a distance of 150.09 feet, passing over a found iron pipe at 20 feet, to a found capped iron pin in line of said Thistlwood lands, a corner for lot #39, (4) thence with lot #39, North 11 deg. 13 min. 25 sec. West a distance of 290.40 feet to a found capped iron pin in the southerly line of Fernwood Drive, (5) thence with said line of Fernwood Drive, North 78 deg. 46 min. 35 sec. East a distance of 140.00 feet to a point, the point of beginning. Containing within said metes and bounds 1.05 acres of land, more or less, known as #1182 Fernwood Drive.

BEING the same land and premises which were conveyed unto Ronald F. Bowlin and Yvonne L. Bowlin by deed of Ronald R. Messick, dated May 13, 1999, and recorded in the Office of the Recorder of Deeds, in and for Kent County, State of Delaware on May 14, 1999, in Deed Book 312, Page 131. The said Ronald F. Bowlin departed this life on or about June 25, 2010, leaving Yvonne L. Bowlin the surviving joint tenant.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Kent County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Carolyn H. deBernard  
Witness

Yvonne L. Bowlin (SEAL)  
Yvonne L. Bowlin

STATE OF DELAWARE, COUNTY OF KENT: to-wit

BE IT REMEMBERED, that on February 28, 2013, personally came before me, the subscriber, Yvonne L. Bowlin, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

**Carolyn H. deBernard**  
**Attorney at Law with**  
**Power to act as Notary Public**  
**per 29 Del. C. §4323 (a) 3**

Carolyn H. deBernard  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: NA