

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2343 Session of
2022

INTRODUCED BY DALEY, ROZZI, SANCHEZ, MADDEN, McNEILL, MILLARD
AND NEILSON, FEBRUARY 11, 2022

REFERRED TO COMMITTEE ON STATE GOVERNMENT, FEBRUARY 11, 2022

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Pennsylvania Historical and Museum Commission
3 and the Governor, to grant and convey to The Grist at Mather
4 Mill, Ltd., certain lands, buildings and improvements situate
5 in Whitemarsh Township, Montgomery County.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Conveyance in Whitemarsh Township, Montgomery
9 County, known as The Grist at Mather Mill, Ltd.

10 (a) Authorization.--The Department of General Services, with
11 the approval of the Pennsylvania Historical and Museum
12 Commission and the Governor, is hereby authorized on behalf of
13 the Commonwealth of Pennsylvania to grant and convey to The
14 Grist at Mather Mill, Ltd., the following tract of land together
15 with any buildings, structures and improvements thereon, known
16 as the historic Mather Mill, situate in Whitemarsh Township,
17 Montgomery County, for \$1, under terms and conditions to be
18 established in an agreement of sale.

19 (b) Property description.--The property to be conveyed

1 pursuant to subsection (a) consists of a tract of land totaling
2 approximately 3.185-acres, including all buildings, structures
3 and improvements located thereon, more particularly described as
4 follows:

5 ALL THAT CERTAIN piece or parcel of land situate in
6 Whitemarsh Township, Montgomery County, and Commonwealth of
7 Pennsylvania, bounded and described as follows, to wit:

8 BEGINNING at the point formed by the intersection of the
9 center line of Mathers Lane (45 feet wide) and the title line in
10 the bed of Skippack Pike (50 feet wide); thence extending along
11 the title line in the bed of Skippack Pike north 44 degrees 30
12 minutes west crossing the Wissahickon Creek 262.54 feet to a
13 point; thence extending north 24 degrees 24 minutes east
14 recrossing said Creek 270.27 feet to an iron pin; thence
15 extending south 87 degrees 20 minutes east 325.56 feet to a
16 point in the bed of said Creek; thence extending along land now
17 or late of Edward W. Heller the following four (4) courses and
18 distances: (1) through the bed of said Creek south 17 degrees 08
19 minutes 30 seconds west 180.89 feet to a point; (2) through the
20 bed of said Creek south 32 degrees 37 minutes west 20.63 feet to
21 a point; (3) partly through the bed of said Creek south 23
22 degrees 01 minute east crossing the southerly bank of said Creek
23 80.90 feet to a stake; and (4) south 13 degrees 05 minutes 30
24 seconds east 112.78 feet to a point in the center line of
25 Mathers Lane aforesaid; thence extending along the center line
26 of Mathers Lane south 79 degrees 55 minutes west 249.32 feet to
27 the first mentioned point and place of BEGINNING.

28 CONTAINING 3.185-acres of land, more or less.

29 UNDER AND SUBJECT, NEVERTHELESS, to certain utility rights as
30 recorded in Deed Book 2600, Page 61, together with certain water

1 rights recorded in Deed Book 646, Page 89.

2 BEING Tax Parcel No. 65-00-10618-009.

3 BEING the same premises C. Jared Ingersoll and Agnes C.

4 Ingersoll, husband and wife, conveyed to the Commonwealth of

5 Pennsylvania by deed dated April 12, 1966, and recorded April

6 13, 1966, in Montgomery County Deed Book 3422, Page 407.

7 (c) Existing encumbrances.--The conveyance shall be made

8 under and subject to all lawful and enforceable easements,

9 servitudes and rights of others, including, but not confined to,

10 streets, roadways and rights of any telephone, telegraph, water,

11 electric, gas or pipeline companies, as well as under and

12 subject to any lawful and enforceable estates or tenancies

13 vested in third persons appearing of record, for any portion of

14 the land or improvements erected thereon.

15 (d) Conditions.--Any conveyance authorized under this

16 section shall be made under and subject to the condition, which

17 shall be contained in the deed of conveyance, that no portion of

18 the property conveyed shall be used as a "licensed facility," as

19 that term is defined in 4 Pa.C.S. § 1103 (relating to

20 definitions), or any other similar type of facility authorized

21 under State law. The condition shall be a covenant running with

22 the land and shall be binding upon the grantee and its

23 successors and assigns. Should the grantee, its successors or

24 assigns, permit any portion of the property authorized to be

25 conveyed in this section to be used in violation of this

26 subsection, the title shall immediately revert to and revest in

27 the grantor.

28 (e) Historic preservation covenants.--The conveyance shall

29 be made under and subject to historic preservation covenants,

30 which covenants shall be determined by the Pennsylvania

1 Historical and Museum Commission and may include a reversionary
2 interest.

3 (f) Deed.--The conveyance shall be made by special warranty
4 deed to be executed by the Secretary of General Services in the
5 name of the Commonwealth of Pennsylvania.

6 (g) Costs and fees.--Costs and fees incidental to this
7 conveyance shall be borne by the grantee.

8 (h) Sunset.--If the conveyance is not effectuated within 18
9 months after the effective date of this section, the authority
10 under this section shall expire.

11 Section 2. Effective date.

12 This act shall take effect immediately.