
EXHIBIT F87

SPECIAL WARRANTY DEED, DATED JANUARY 4, 2011,
BY AND AMONG MARCUS HOOK BOROUGH AND DELCORA

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 4th day of January 2011, between Marcus Hook Borough, a Pennsylvania Borough, hereinafter called the "Grantor"), and the Delaware County Regional Water Quality Control Authority, a Pennsylvania Municipal Authority (hereinafter called the "Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of ONE DOLLAR (\$ \$1.00) lawful money of the United States of America, well and truly paid by Grantee unto Grantor, at or before sealing and delivery hereof, the receipt whereof hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does hereby grant, bargain and sell, release and confirm unto Grantee, its successors and assigns, that certain parcel of land located in Marcus Hook Borough, Delaware County, Pennsylvania, more fully described on Exhibit "A" attached hereto and made a part hereof (the "Property").

UNDER AND SUBJECT TO ALL EASEMENTS, CONDITIONS AND OTHER MATTERS OF RECORD, IF AND TO THE EXTENT THE SAME ARE STILL VALID AND ENFORCEABLE.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all of the estate, right, title interest, property, claim and demand whatsoever of Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the Property, together with all hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns forever.

AND Grantor, its successors and assigns, by these presents, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor, its successors and assigns, shall and will SUBJECT AS AFORESAID warrant and forever defend all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the

appurtenances, unto Grantee, its successors and assigns, against Grantor, its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

IN WITNESS WHEREOF, Grantor has executed this Indenture as of the date first set forth above.

Marcus Hook Borough

By: Robert L. Kersey Jr.
Robert L. Kersey
President of Council

Attest: Aubrey Elizabeth Mulholland

[Seal]

STATE OF PENNSYLVANIA

:

: SS.

COUNTY OF DELAWARE

:

On this, the 5th day of January 2011, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Kersey, known to me (satisfactorily proven) to be the President of Council of Marcus Hook Borough, whose name is subscribed to the within Special Warranty Deed, and who acknowledged that he executed the same for the purposes therein contained on behalf of and as the act and deed of said municipality.

I hereunto set my hand and official seal.

Aubrey Elizabeth Mulholland
Notary Public

My Commission Expires: February 15, 2012

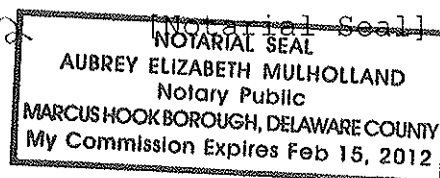


EXHIBIT A

ALL THAT CERTAIN area or tract of land situate in the Borough of Marcus Hook, Delaware County, Pennsylvania, being a portion of the property of the F.M.C. Corporation as shown on a plan by Albright & Friel, Inc., Consulting Engineers, of Philadelphia, Pennsylvania, dated March 5, 1965, bounded and described as follows:

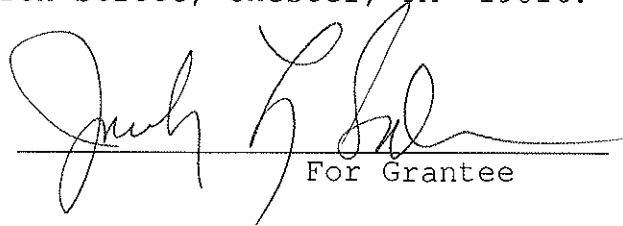
BEGINNING at the point of intersection formed by the center line of Post Road (60' wide) and the line dividing lands owned or formerly owned by F.M.C. Corporation from developed lands known or formerly known as "Model Village" or "Marcus Hook Village" the three following courses and distances: (1) North 23 degrees, 07 minutes, 56 seconds West a distance of 163.75 feet to a point; (2) South 59 degrees, 48 minutes, 04 seconds West a distance of 39.74 feet to a point; and (3) North 30 degrees, 11 minutes, 56 seconds West a distance of 100.00 feet to a point; thence extending through lands owned or formerly owned by F.M.C. Corporation the following two courses and distances: (1) North 59 degrees, 48 minutes, 04 seconds East a distance of 67.50 feet to a point; and (2) South 79 degrees, 05 minutes, 56 seconds East a distance of 127.57 feet to a point in the bed of Marcus Hook Creek and in or near the line dividing the Borough of Marcus Hook from the Borough of Trainer; thence continuing through lands formerly owned by F.M.C. Corporation and through the bed of the Marcus Hook Creek and also along or near the line dividing the borough of Marcus Hook from the Borough of Trainer, the following two courses and distances: (1) South 16 degrees, 25 minutes, 30 seconds West a distance of 121.15 feet to a point; and (2) South 23 degrees, 07 minutes, 56 seconds East a distance of 91.00 feet to a point in the aforementioned center line of Post Road; thence extending along the said center line of Post Road South 53 degrees, 14 minutes, 04 seconds West a distance of 45.00 feet to the point of beginning.

CONTAINING 0.4889 Acres, more or less

Being the same premises which F.M.C. Corporation, by its deed dated the Second day of July 1965 and recorded in the Office of the Recorder of Deeds in and for Delaware County at Book 2216, Page 1125, granted and conveyed unto the Borough of Marcus Hook in fee.

CERTIFICATE OF ADDRESS

I hereby certify that the address of the principal office of the
Grantee herein is 100 East Fifth Street, Chester, PA 19016.



For Grantee