

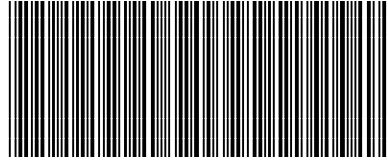
Lancaster County

Bonnie L. Bowman
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 5961188

RECORDED DATE: 11/08/2011 09:04:55 AM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** Simplifile : 5BCC29DB-1102-F7AF-A82B-E836DE3CDF4C**Document Reference:****Transaction #:**

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Nikolaus and Hohenadel, LLP
327 Locust Street
Columbia, PA 17512
(717) 684-4422

SUBMITTED BY: ()

Nikolaus and Hohenadel, LLP
327 Locust Street
Columbia, PA 17512

GRANTOR(S)/MORTGAGOR(S):

BOYS & GIRLS CLUB FOUNDATION

GRANTEE(S)/MORTGAGEE(S):

BHI PROPERTIES LLC

*** PROPERTY DATA:**

Parcel ID #: 110-7813900000

Municipality: COLUMBIA BOROUGH (100%)

School District:

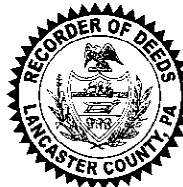
*** ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$23.50
STATE RTT	\$950.00
COLUMBIA BOROUGH	\$950.00
Total:	\$1,953.50

INSTRUMENT # : 5961188

RECORDED DATE: 11/08/2011 09:04:55 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Bonnie L. Bowman
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

Prepared by and Return to:

Nikolaus & Hohenadel, LLP
327 Locust Street
Columbia, PA 17512
717/684-4422

File #18726

Parcel ID # 110-78139-0-0000
254 Locust Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 4th day of November, 2011,

Between

**BOYS & GIRLS CLUB FOUNDATION, a/k/a BOYS & GIRLS CLUB OF
LANCASTER FOUNDATION**

(hereinafter called the Grantor),

and

BHI PROPERTIES, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Ninety-Five Thousand And 00/100 Dollars (\$95,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and/or assigns,

ALL THAT CERTAIN piece, parcel, or tract of land situate on the South side of Locust Street, located in Columbia Borough, Lancaster County, Pennsylvania, being known as 254 West Locust Street, shown as Lot 2 on a Revised Final Plan prepared by Robert Gabriel & Associates, Inc., dated May 28, 2010, recorded in The Lancaster County Recorder of Deeds Office, Document No. 2010-0132-J, said tract being more fully bounded and described as follows:

BEGINNING at a point on the south right-of-way line of Locust Street, said point being a corner of Lot 1; thence extending along Locust Street, North forty-two (42) degrees fifty-six (56) minutes forty (40) seconds East, a distance of seventeen and thirty-seven hundredths (17.37) feet to a point, a corner of lands now or formerly of Daniel J. Fisher & Susan C. Hacker; thence extending along the same, South forty-seven (47) degrees thirty (30) minute fifty-four (54) seconds East, a distance of one hundred ninety-three and eighty-three hundredths (193.83) feet to a point on the north right-of-way line of Avenue I; thence extending along the same, South forty-two (42) degrees fifty-five (55) minute forty-five (45) seconds West, a distance of six and twenty-one hundredths (6.21)

feet to a point, a corner of Lot 1; thence extending along the same the three following courses and distances: [1] North forty-seven (47) degrees four (04) minute eight (08) seconds West, a distance of sixty-four and twenty-one hundredths (64.21) feet to a point; [2] South forty-two (42) degrees thirty-four (34) minute forty (40) seconds West, a distance of eleven and ninety-four hundredths (11.94) feet to a point in the center of a party wall; and [3] North forty-seven (47) degrees twenty-three (23) minute twenty-one (21) seconds West, a distance of one hundred twenty-nine and sixty-nine hundredths (129.69) feet to the place of BEGINNING.

CONTAINING 2,652 Square Feet

Subject to an Access/Maintenance Easement as shown on the above referenced plan.

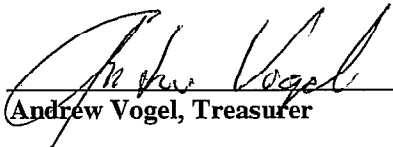
BEING part of the same premises which Michael T. Rineer, Edward T. Todd, Roxanne Todd & Ronald W. LaFrancis, by Deed dated August 10, 2000, and recorded August 11, 2000, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Book 6737, Page 175, granted and conveyed unto Boys and Girls Club Foundation, its successors and/or assigns.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its 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 it, the said Grantor, and its successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

ATTEST:

By:


Andrew Vogel, Treasurer

**BOYS & GIRLS CLUB FOUNDATION a/k/a
BOYS & GIRLS CLUB OF LANCASTER
FOUNDATION**

By:

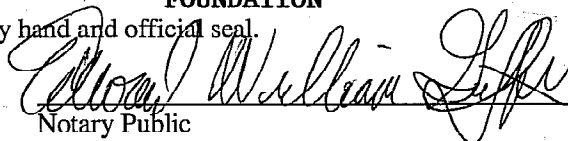

Karen Schloer, Interim CEO

Commonwealth of Pennsylvania } ss
County of Lancaster

AND NOW, this 4th day of November, 2011, before me, the undersigned Notary Public, appeared **Karen Schloer**, who acknowledged herself to be the **Interim CEO** of **BOYS & GIRLS CLUB OF LANCASTER FOUNDATION**, and she, as such **Interim CEO** being authorized to do so, executed the foregoing instrument for the purposes therein contained. ***AKA BOYS & GIRLS CLUB FOUNDATION**

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

My commission expires: 5/18/2014


Notary Public

COMMONWEALTH OF PENNSYLVANIA

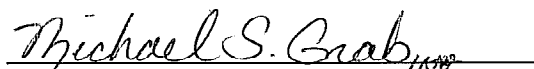
Notarial Seal

Edward William Griffis, Notary Public
East Hempfield Twp., Lancaster County
My Commission Expires May 18, 2014

Member, Pennsylvania Association of Notaries

Grantee Address:

366 Empire Drive, Mifflintown, PA 17059


On behalf of Grantee