

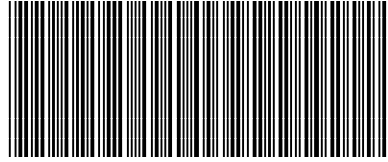
Lancaster County

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



INSTRUMENT # : 5963590

RECORDED DATE: 11/18/2011 04:14:36 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

Document Type: DEED**Transaction Reference:** R18683-01/CHRCA**Document Reference:** R18683-01/CHRCA**Transaction #:** 3186751 - 3 Doc(s)**Document Page Count:** 5**Operator Id:** boydj**RETURN TO:** (kahrens@n-hlaw.com)

**PLEASE NOTE: Recorded documents with completed
Cover Pages are returned via email to the email address(es)
identified above.

Tina Ahrens
Nikolaus & Hohenadel, LLP
327 Locust Street
Columbia, PA 17512

SUBMITTED BY: (kahrens@n-hlaw.com)

Tina Ahrens
Nikolaus & Hohenadel, LLP
327 Locust Street
Columbia, PA 17512

*** PROPERTY DATA:**

Parcel ID #: 110-2737300000

110-8683600000

Municipality: COLUMBIA BOROUGH (100%)

COLUMBIA BOROUGH (0%) (0%)

School District: COLUMBIA BOROUGH

COLUMBIA BOROUGH

*** 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
EXTRA PAGE FEE	\$2.00
Total:	\$55.50

INSTRUMENT # : 5963590

RECORDED DATE: 11/18/2011 04:14:36 PM

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: HARTMAN UNDERHILL & BRUBAKER LLP
RETURN TO: HARTMAN UNDERHILL & BRUBAKER LLP
221 EAST CHESTNUT STREET
LANCASTER, PA 17602-2782
(717) 299-7254

TAX ID NO. 110-27373-0-0000
110-86836-0-0000

Not Searched – Not Certified
This Deed,

Made this 15th day of November, in the year Two Thousand Eleven (2011).

Between SAFE HARBOR WATER POWER CORPORATION, a Pennsylvania corporation, having its principal place of business at 1 Power House Road, Conestoga, PA 17516-9651, ("Grantor"),

and

BOROUGH OF COLUMBIA, a Pennsylvania municipal corporation, having its principal place of business at 308 Locust Street, Columbia, PA 17512, ("Grantee"),

Witnesseth, that in consideration of One and 00/100 Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee, her heirs and assigns:

PREMISES A

ALL THAT CERTAIN tract, parcel or lot of land being situate in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania being shown as Lot 2 on the Final Subdivision Plan for Columbia Water Company, prepared by D.C. Gohn Associates, Inc. on January 13, 2011, last revised on June 24, 2011, and recorded in the Lancaster Recorder of Deeds office as Document Number 2011-0186-J, on July 22, 2011, and being more fully bounded and described as follows, to wit:

BEGINNING at a concrete monument on the east line of Locust Street, the northwest corner of Lot 2, thence along the south line of lands of Pennsylvania Line LLC the following 5 courses and distances: (1) on a course of South 55 degrees 50 minutes 58 seconds East, a distance of 228.00 feet to an iron pin; (2) on a course of North 38 degrees 20 minutes 02 seconds East, a distance of 43.00 feet to an iron pin; (3) on a course of South

55 degrees 50 minutes 58 seconds East, a distance of 632.13 feet to an iron pin; (4) on a course of South 32 degrees 46 minutes 04 seconds West, a distance of 3.00 feet to an iron pin; (5) on a course of South 55 degrees 23 minutes 00 seconds East, a distance of 160.50 feet to an iron pin on the west line of Union Street; thence along the west line of Union Street on a course of South 32 degrees 46 minutes 00 seconds West, a distance of 421.97 feet to an iron pin at the northeast corner of Lot 3; thence along the north line of Lot 3 the following 2 courses and distances: (1) on a course of North 39 degrees 39 minutes 16 seconds West, a distance of 540.57 feet to an iron pin; (2) on a course of North 52 degrees 08 minutes 12 seconds West, a distance of 530.51 feet to an iron pin on the east line of Locust Street; thence along the east line of Locust Street on a course of North 38 degrees 20 minutes 01 seconds East, a distance of 198.68 feet to a concrete monument; the point or place of Beginning.

CONTAINING an area of 304,107.3 square feet or 6.98 acres of land.

PREMISES B

ALL THAT CERTAIN tract, parcel or lot of land being situate in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania being shown as Lot 4 on the Final Subdivision Plan for Columbia Water Company, prepared by D.C. Gohn Associates, Inc. on January 13, 2011, last revised on June 24, 2011, and recorded in the Lancaster Recorder of Deeds office as Document Number 2011-0186-J, on July 22, 2011, and being more fully bounded and described as follows, to wit:

BEGINNING at a concrete monument on the east line of Union Street, the northwest corner of Lot 4, thence along the south line of lands of Pennsylvania Line LLC the following 3 courses and distances: (1) on a course of South 55 degrees 23 minutes 00 seconds East, a distance of 101.58 feet to an iron pin; (2) on a course of South 32 degrees 46 minutes 00 seconds West, a distance of 31.42 feet to an iron pin; (3) on a course of South 61 degrees 51 minutes 58 seconds East, a distance of 339.80 feet to an iron pin on the west line of lands of Lancaster City; thence along the west line of lands of Lancaster City on a course of South 28 degrees 07 minutes 33 seconds West, a distance of 249.46 feet to a concrete monument at the northeast corner of Lot 5; thence along the north line of Lot 5 the following 2 courses and distances: (1) on a course of North 65 degrees 44 minutes 46 seconds West, a distance of 1.04 feet to a point; (2) on a course of North 76 degrees 06 minutes 28 seconds West, a distance of 485.47 feet to a concrete monuments on the east line of Union Street; thence along the east line of Union Street on a course of North 32 degrees 46 minutes 00 seconds East, a distance of 413.10 feet to a concrete monument; the point or place of Beginning.

CONTAINING an area of 144,028.3 square feet or 3.31 acres of land, which includes an access right-of-way for Lancaster City.

SAVING AND RESERVING, unto the Safe Harbor Water Power Corporation, its successors or assigns, the right, privilege and easement to withdraw the water from or to swell water back along, upon or over the property conveyed herein (Premises A and B) to such height as Safe Harbor Water Power Corporation, its successors or assigns may desire, all damages to the property conveyed herein (Premises A and B), or any improvements thereto and incident thereto being released.

BEING PART OF THE SAME PREMISES which Irvin W. Shadle and Ruth N. Shadle, his wife, by Deed dated December 22, 1945, and recorded in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, at Deed Book K, Volume 38, Page 221, et seq., granted and conveyed to Safe Harbor Water Power Corporation, a Pennsylvania corporation, its successors and assigns.

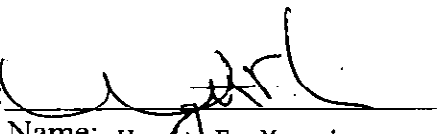
ALSO BEING PART OF THE SAME PREMISES which The Pennsylvania Railroad Company, a Pennsylvania corporation, by Deed dated February 1, 1952, and recorded in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, at Deed Book B, Volume 42, Page 42, et seq., granted and conveyed to Safe Harbor Water Power Corporation, a Pennsylvania corporation, its successors and assigns.

The Grantor covenants that it will warrant specially the property hereby conveyed.

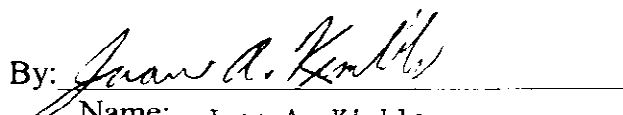
In Witness Whereof the Grantor has executed this Deed the day and year above written.

**SAFE HARBOR WATER
POWER CORPORATION,
a Pennsylvania corporation**

Attest:


Name: Wyatt F. Morrison
Title: Secretary Treasurer

By:


Name: Juan A. Kimble
Title: President & CEO

COMMONWEALTH OF PENNSYLVANIA:

:SS.:

COUNTY OF LANCASTER

:

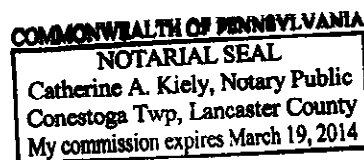
On this 15th day of November, 2011, before me, a notary public, the undersigned officer, personally appeared Juan A Kimble, who acknowledged himself to be the President & CEO of the SAFE HARBOR WATER POWER CORPORATION, a Pennsylvania corporation, and that as such he, being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the SAFE HARBOR WATER POWER CORPORATION by himself as President & CEO.

In Witness Whereof I hereunto set my hand and official seal.

Catherine A. Kiely

Notary Public

My Commission Expires:



I hereby certify that the precise address of the within Grantee is 308 Locust Street, Columbia, PA 17512.

Mary C. Wickendesser

On behalf of the Grantee



Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	\$0.00
Book Number	5963590
Page Number	
Date Recorded	11/18/2011 04:14:36 PM

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Berry Handwerker Telephone Number: (717) 259-0711
Mailing Address 22 S. Duke Street City Lancaster State Pa ZIP Code 17602

B. TRANSFER DATA

Grantor(s)/Lessor(s) Safe Harbor Udo Puro Corporation
Mailing Address 1 Power House Road
City Lancaster State Pa ZIP Code 17516

C. Date of Acceptance of Document

11/15/11
Grantee(s)/Lessee(s) City of Columbia
Mailing Address 308 Locust Street
City Columbia State Pa ZIP Code 17512

D. REAL ESTATE LOCATION

Street Address 16 UNION Street City, Township, Borough Columbia Borough
19 River Front
County LANCASTER School District Columbia Borough S.D. Tax Parcel Number 110-86836-0-0000
110-27373-0-0000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <u>\$ 1.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$1.00</u>
4. County Assessed Value <u>1</u> <u>\$ 350,000.00</u> <u>2</u> <u>1,046,900.00</u>	5. Common Level Ratio Factor <u>X 1.31</u>	6. Fair Market Value <u>1</u> <u>458,500.00</u> <u>2</u> <u>1,371,439.00</u>

F. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100 %</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100 %</u>	1c. Percentage of Grantor's Interest Conveyed <u>100 %</u>
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Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.