

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 # : 5957041
 RECORDED DATE: 10/18/2011 01:57:46 PM



3197574-0016-

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 1

Document Type: DEED	Transaction #: 3161916 - 1 Doc(s)
Transaction Reference: CI-09-13943	Document Page Count: 3
Document Reference: CI-09-13943	Operator Id: armers
RETURN TO: (eichelbp@co.lancaster.pa.us) **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. Patricia A. Eichelberger	SUBMITTED BY: (eichelbp@co.lancaster.pa.us) Patricia A. Eichelberger

*** PROPERTY DATA:**

Parcel ID #: 110-4049200000

Municipality: COLUMBIA BOROUGH (100%)
 School District: 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
Total: \$53.50

INSTRUMENT # : 5957041
 RECORDED DATE: 10/18/2011 01:57:46 PM

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



Bonnie L. Bowman

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: Lancaster County Sheriff's Office
Return To: Lancaster County Sheriff's Office
Parcel ID # 110-40492-0-0000
Township/Borough: Columbia Borough

SHERIFF'S DEED

This Deed made this 28th day of September 2011 Between Mark S. Reese (Grantor), Acting Sheriff of the County of Lancaster, Pa, for the consideration of \$3,659.69 (Three Thousand Six Hundred Fifty Nine Dollars and Sixty Nine Cents) does hereby grant and convey to JP Morgan Chase Bank, N.A., Grantee.

ALL THAT CERTAIN lot of ground with the three-story brick building and other improvements known as 207 Locust Street (a/k/a 207-209 Locust Street) thereon erected, situate on the north side of Locust Street between North Second and North Third Streets in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

COMMENCING at a point in the north line of Locust Street 44 feet east of the northeast corner of North Second and Locust Streets; and extending thence in an eastwardly direction along the north line of Locust Street, in width in front, 31-1/2 feet; and extending in depth in a northwardly direction, uniform in width and parallel with North Second Street, 90 feet, more or less, to the south line of a 9 feet wide private alley.

Bounded on the north by said private alley; on the south by Locust Street; on the east by property now or late of R to R Holdings, LLC (known as 211 Locust Street; and on the west by property now or late of Foresters of America (known as 201 Locust Street).

Title to said premises is vested in Joseph Maldonado from Lancaster Land Associates, INC. by Deed dated August 8, 2007 and recorded August 14, 2007 in Lancaster County Deed Book Instrument Number 5643186.

ACCOUNT NO.: 110-40492-0-0000

SEIZED IN EXECUTION AS THE PROPERTY OF Joseph Maldonado on Judgment Number CI-09-13943.

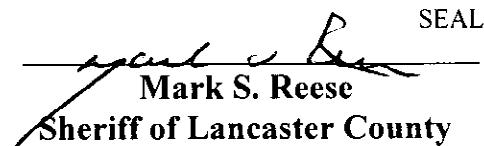
The same having been sold to me on the 28th day of September, 2011, after due advertisement according to law, by virtue of a writ of execution issued on the 18th day of February 2011, out of the Court of Common Pleas of Lancaster County, as of Number 09-13943, at the suit of JPMorgan Chase Bank, N.A. against Joseph Maldonado.

In Witness Whereof I have hereunto affixed my signature, this 28th day of September, Anno Domini two thousand and eleven.

Signed, Sealed and Delivered in the presence of



Patricia E. Eichelberger
Real Estate Clerk



Mark S. Reese
Sheriff of Lancaster County

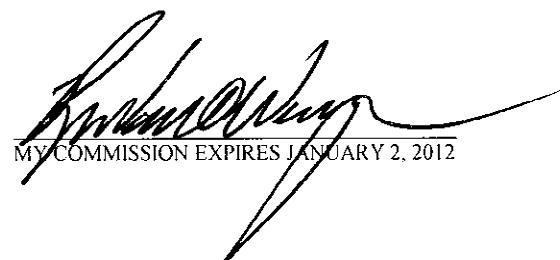
SEAL

Commonwealth of Pennsylvania, ss.:

Before me, the undersigned, Randall O. Wenger, Prothonotary of the Court of Common Pleas of Lancaster County, personally appeared Mark S. Reese, Acting Sheriff of Lancaster County, and that he acknowledged the same in order that said deed might be recorded.

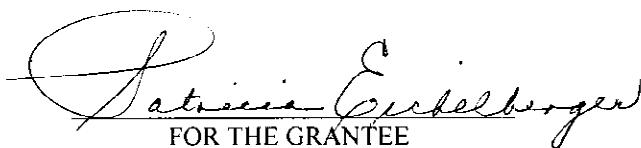
Witness my hand and the seal of the said court this

18th day of October 2011

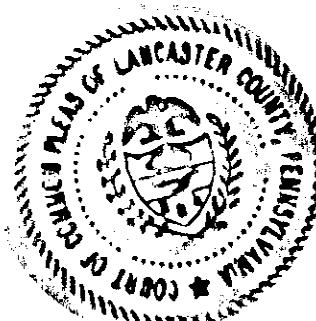


Randall O. Wenger
MY COMMISSION EXPIRES JANUARY 2, 2012

I hereby certify that the precise residence
of the grantee is: 10790 Rancho Bernardo Road
San Diego, CA 92127



Patricia E. Eichelberger
FOR THE GRANTEE



Mark S. Reese
Sheriff of Lancaster County

Page 2 of 2

REV-183 EX (04-10)

pennsylvania
DEPARTMENT OF REVENUEBureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE

See reverse for instructions

RECORDER'S USE ONLY

State Tax Paid	\$0.00
Book Number	5957041
Page Number	
Date Recorded	10/18/2011 01:57:46 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 inquires may be directed to the following person:

Name
McCabe, Weisberg and Conway, P.C.Telephone Number
215-790-1010Mailing Address
123 S. Broad Street, Suite 2080City
Philadelphia State
PA Zip Code
19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Lancaster

C. Date of Acceptance of Document 10-12-11

Mailing Address
Lancaster County Courthouse, First Floor, 50 North Duke
Street, P.O. Box 83480

Grantee(s)/Lessee(s) JPMorgan Chase Bank, N.A.

City
Lancaster State
PA Zip Code
17608City
San Diego State
CA Zip Code
92127

D. REAL ESTATE LOCATION

Street Address
207-209 Locust StreetBorough
ColumbiaCounty
Lancaster School DistrictTax Parcel Number
110-40492-0-0000E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N1. Actual Cash Consideration
\$3,659.692. Other consideration
+ 0.003. Total Consideration
= \$3,659.694. County Assessed Value
\$141,100.005. Common Level Ratio Factor
x 1.316. Fair Market Value
= \$184,841.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed
1001b. Percentage of Grantor's Interest in Real Estate
100%1c. Percentage of Grantor's Interest Conveyed
100%

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 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 a copy of resolution.)

Transfer from mortgage 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 article.)

Other (Please explain exemption claimed.) Property was sold at Sheriff sale on September 28, 2011 to JPMorgan Chase Bank
N.A. as holder of a mortgage in default, and, thus, tax exempt.

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

10/18/11

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