

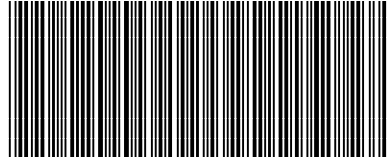
Lancaster County

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



INSTRUMENT # : 6051437

RECORDED DATE: 01/22/2013 09:57:31 AM



3455191-0013P

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

Document Type: DEED**Transaction Reference:** Simplifile : D4E59F93-9CCF-B646-0111-4E64754031DF**Document Reference:****Transaction #:**

3398330 - 1 Doc(s)

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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):

COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION
INC

GRANTEE(S)/MORTGAGEE(S):

HARRY L KNIGHTON
CAROL A KNIGHTON

*** PROPERTY DATA:**

Parcel ID #: 110-

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
EXTRA PAGE FEE	\$4.00
STATE RTT	\$218.33
COLUMBIA BOROUGH	\$218.33
Total:	\$494.16

INSTRUMENT # : 6051437

RECORDED DATE: 01/22/2013 09:57:31 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 #18867-10

Parcel ID # J-110-9999

DO NOT PUBLISH

This Deed, made the 12th day of November, 2012,

Between

**COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION, INC., a Pennsylvania
non-profit corporation**

(hereinafter called the Grantor),

and

**HARRY L. KNIGHTON & CAROL A. KNIGHTON, HUSBAND AND WIFE,
AND BLAKE H. KNIGHTON AND COLE F. KNIGHTON**

(hereinafter called the Grantees),

Witnesseth, that the said Grantor for and in consideration of the sum of **One And 00/100 Dollars (\$1.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, **Husband and Wife, together as joint tenants by entirety, and all together as joint tenants with the right of survivorship,**

See Attached Exhibit A

BEING part of the same premises which Columbia Economic Development Corporation, a Pennsylvania non-profit corporation, by Deed dated November 15, 2011 and recorded November 18, 2011 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Instrument #5963592, granted and conveyed unto Columbia Heritage River Cottage Association, Inc., a Pennsylvania non-profit corporation, its successors and/or assigns.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so

to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs 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 Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, will 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 party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST:

COLUMBIA HERITAGE RIVER COTTAGE
ASSOCIATION, INC.

{SEAL}

By:

Harry L. Knighton, President

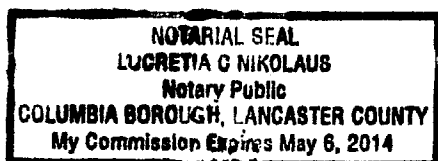
Commonwealth of Pennsylvania } ss
County of Lancaster

AND NOW, this 12TH day of November, 2012, before me, the undersigned Notary Public, appeared **Harry L. Knighton**, who acknowledged himself to be the **President** of **COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION, INC.**, a PA non-profit corporation, and he, as such **President** being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Lucretia C. Nikolaus
Notary Public

My commission expires:



Grantee Address:
116 North Eighth Street
Columbia, PA 17512

On behalf of Grantee

**LEGAL DESCRIPTION
UNIT 10 AND 10B
COLUMBIA HERITAGE RIVER
COTTAGE ASSOCIATION, INC
Columbia Borough
Lancaster County, Pennsylvania**

ALL THAT CERTAIN parcel or tract of land with improvements thereon erected, situated in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania as shown on a plat titled "Columbia Heritage River Cottage Association, Inc. Unit 10 & 10B" prepared by D.C. Gohn Associates, Inc. (Drawing No. AG-424-10) and being more fully bounded and described as follows, to wit:

UNIT 10

BEGINNING at a point on the East line of the Common Element, said point being the Northwest corner of Unit 10, thence along the line of lands of Unit 10 the following 7 courses and distances:

1. on a course of North 39 degrees 12 minutes 12 seconds East a distance of 96.23 feet to a point;
2. on a course of South 38 degrees 11 minutes 36 seconds East a distance of 13.02 feet to a point;
3. on a course of South 32 degrees 54 minutes 06 seconds East a distance of 96.93 feet to an iron pin;
4. on a course of South 36 degrees 55 minutes 14 seconds West a distance of 58.46 feet to a point;
5. on a course of North 54 degrees 52 minutes 00 seconds West a distance of 11.03 feet to a point;
6. on a course of North 53 degrees 18 minutes 19 seconds West a distance of 82.78 feet to a point;
7. on a line curving to the left having a radius of 496.02 feet and an arc length of 13.60 feet said arc being subtended by a chord of North 54 degrees 05 minutes 28 seconds West, a distance of 13.60 feet to a point, the Northwest corner of Unit 10, the point or place of **BEGINNING**.

CONTAINING an area of 8,252.4 square feet or 0.19 acres of land, which includes all rights-of-way and easements.

UNIT 10B

BEGINNING at a point on the West line of the Common Element, said point being the Northwest corner of Unit 10B, thence along the Common Element and continuing along the line of lands of Unit 10B the following 4 courses and distances:

1. on a course of South 53 degrees 18 minutes 19 seconds East a distance of 39.99 feet to a point;
2. thence on a course of South 36 degrees 41 minutes 41 minutes West a distance of 18.01 feet to a point;
3. thence on a course of North 52 degrees 06 minutes 14 seconds West a distance of 40.00;
4. thence on a course of North 36 degrees 41 minutes 41 seconds East a distance of 17.17 feet to a point, the Northwest corner of Unit 10B, the point or place of **BEGINNING**.

CONTAINING an area of 703.4 square feet or 0.02 acres of land, which includes all rights-of-way and easements.

UNDER AND SUBJECT to a pedestrian easement, eight (8') feet in width, located along the southeastern property line, a distance of 58.46 feet, for the specific and limited benefit of Columbia Heritage River Cottage Association Unit 11, to permit the current and future owners of Unit 11 the right of pedestrian ingress, egress and regress over and upon the designated right-of-way area to allow access to the river front lands of Safe Harbor Water and Power Corporation. This right-of-way shall be a covenant running with the land, and shall inure to the benefit of the current and future owners of Unit 11.

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

See reverse for instructions.

State Tax Paid	\$218.33
Book Number	6051437
Page Number	
Date Recorded	01/22/2013 09:57:31 AM

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	Telephone Number:		
Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP	(717) 684-4422		
Mailing Address	City	State	ZIP Code
327 Locust Street	Columbia	PA	17512

B. TRANSFER DATA

Grantor(s)/Lessor(s)			
Columbia Heritage River Cottage Association, Inc.			
Mailing Address			
327 Locust Street			
City	State	ZIP Code	
Columbia	PA	17512	

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)			
Harry L., Carol A., Blake H. & Cole F. Knighton			
Mailing Address			
116 North Eighth Street			
City	State	ZIP Code	
Columbia	PA	17512	

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough		
Unit 10	Borough of Columbia		
County	School District	Tax Parcel Number	
Lancaster County	Columbia Borough School District	Not yet separately assessed	

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

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
550,000.00	X 1.27	= 698,500.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	0%	0%

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.) See attached explanation.

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
	12/20/12

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

F. Exemption Data

Other: The Columbia Heritage River Cottage Association Units 1-33 were formerly part of Parcel Nos. 110-86836-0-0000 and 110-27373-0-0000, which have a combined Land Fair Market Value total of \$720,500.00. 2% Transfer Tax is being paid by each Unit on 1/33 of the Total Land Fair Market Value for these two parcels, which totals \$436.66 per Unit. The transfer tax is calculated on the basis of land only. The value of the improvements is not included in the transfer tax calculation, because the improvements were not included as part of the purchase by Columbia Heritage River Cottage Association, Inc. of Parcel Nos. 110-86836-0-0000 and 110-27373-0-0000. Accordingly, the transfer of each 1/33 interest does not include the value of the improvements.