

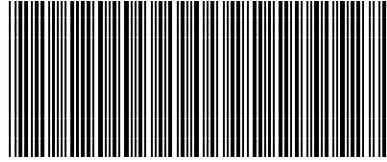
**Lancaster County**

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



INSTRUMENT # : 6051439

RECORDED DATE: 01/22/2013 10:00:15 AM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

**Document Type:** DEED**Transaction Reference:** Simplifile : 2ED418F5-A30F-6A5D-4638-4735BB18B2E0**Document Reference:****Transaction #:**

3398331 - 1 Doc(s)

**Document Page Count:**

5

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boydj

**RETURN TO: ( )**

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

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):**

DEBBY H WELLS

**\* 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	\$2.00
STATE RTT	\$218.33
COLUMBIA BOROUGH	\$218.33
<b>Total:</b>	<b>\$492.16</b>

INSTRUMENT # : 6051439

RECORDED DATE: 01/22/2013 10:00:15 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 #18867-03

Parcel ID # J-110-9999

**DO NOT PUBLISH**

**This Deed**, made the 8<sup>th</sup> day of November, 2012,

**Between**

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

(hereinafter called the Grantor),

and

**DEBBY H. WELLS**

(hereinafter called the Grantee),

**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 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, her heirs and assigns, **as sole owner**,

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

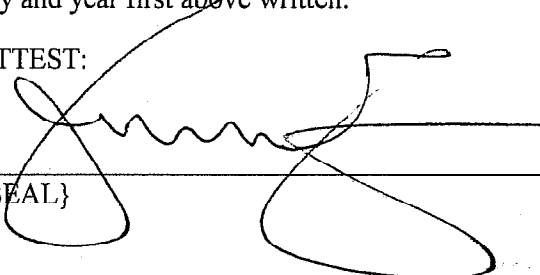
to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, her 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 Grantee, her 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.

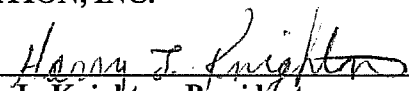
**In Witness Whereof**, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

ATTEST:

  
\_\_\_\_\_  
{SEAL}

**COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION, INC.**

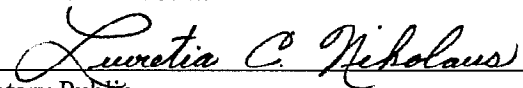
By:

  
\_\_\_\_\_  
Harry L. Knighton, President

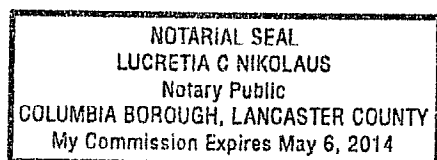
Commonwealth of Pennsylvania } ss  
County of Lancaster

AND NOW, this 8TH day of November, 2012, before me, the undersigned Notary Public, appeared **Harry L. Knighton**, who acknowledged himself/herself to be the **President** of **COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION, INC.**, a PA non-profit corporation, and he/she, as such **President** being authorized to do so, executed the foregoing instrument for the purposes therein contained.

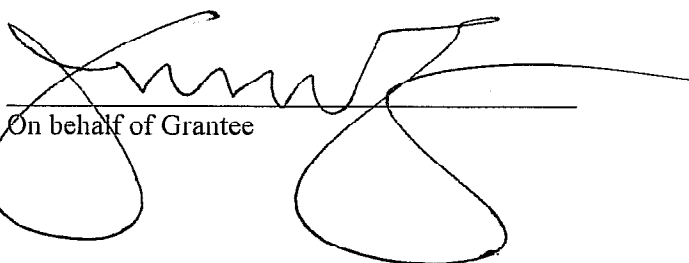
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires:



Grantee Address:  
**357 Sun Valley Drive, Lcola, PA 17540**

  
\_\_\_\_\_  
On behalf of Grantee

**LEGAL DESCRIPTION**  
**UNIT 3**  
**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 3" prepared by D.C. Gohn Associates, Inc. (Drawing No. AG-424-3) and being more fully bounded and described as follows, to wit:

**BEGINNING** at a point on the East line of the Common Element, said point being the Northwest corner of Unit 3, thence along the line of lands of Unit 3, the following 6 courses and distances:

1. on a course of South 58 degrees 29 minutes 21 seconds East a distance of 119.05 feet to an iron pin;
2. on a course of South 37 degrees 42 minutes 02 seconds West a distance of 132.40 feet to a point;
3. on a course of North 52 degrees 06 minutes 14 seconds West a distance of 16.59 feet to a point;
4. on a line curving to the right having a radius of 84.11 feet and an arc length of 38.66 feet said arc being subtended by a chord of North 11 degrees 42 minutes 33 seconds West, a distance of 38.32 feet to a point;
5. on a course of North 01 degrees 27 minutes 27 seconds East a distance of 100.16 feet to a point;
6. on a course of North 06 degrees 36 minutes 02 seconds West a distance of 19.27 feet to a point, the Northwest corner of Unit 3, the point or place of **BEGINNING**.

**CONTAINING** an area of 9,214.9 square feet or 0.21 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 of Unit 3, a distance of 132.40 feet, for the specific and limited benefit of Columbia Heritage River Cottage Association Unit 31, to permit the current and future owners of Unit 31 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 31.

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	6051439
Page Number	
Date Recorded	01/22/2013 10:00:15 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)			Grantee(s)/Lessee(s)		
Columbia Heritage River Cottage Association, Inc.			Debby H. Wells		
Mailing Address			Mailing Address		
327 Locust Street			357 Sun Valley Drive		
City	State	ZIP Code	City	State	ZIP Code
Columbia	PA	17512	Leola	PA	17540

**C. Date of Acceptance of Document****D. REAL ESTATE LOCATION**

Street Address		City, Township, Borough	
Unit 3		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.