

**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 # : 6051440  
 RECORDED DATE: 01/22/2013 10:01:51 AM



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

Page 1 of 6

**Document Type:** DEED  
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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):**  
 RALPH W ROSEBORO  
 ANN M ROSEBORO

**\* 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  
**Total:** \$492.16

INSTRUMENT # : 6051440  
 RECORDED DATE: 01/22/2013 10:01:51 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 #18867-02

Parcel ID # J-110-9999

**DO NOT PUBLISH**

**This Deed**, made the 12<sup>TH</sup> day of November, 2012,  
Between

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

(hereinafter called the Grantor),

and

**RALPH W. ROSEBORO AND ANN M. ROSEBORO, Husband and Wife**

(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, **as tenants by the entirety**

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.

**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:

{SEAL}

Commonwealth of Pennsylvania  
County of Lancaster

COLUMBIA HERITAGE RIVER COTTAGE  
ASSOCIATION, INC.

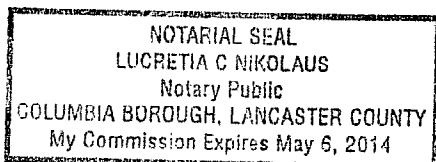
By: Harry L. Knighton  
Harry L. Knighton, President

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:  
200 Royal Horse Way, Reinholds, PA 17569

On behalf of Grantee

**LEGAL DESCRIPTION**  
**UNIT 2**  
**COLUMBIA HERITAGE RIVER**  
**cottAge ASSOCIATION, INC**  
Columbia Borough  
Lancaster County, Pennsylvania

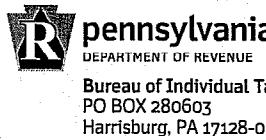
**ALL THAT CERTAIN** parcel or tract of land with improvements thereon erected, situated in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania as shown on a plat titled "Columbia Heritage River Cottage Association, Inc. Unit 2" prepared by D.C. Gohn Associates, Inc. (Drawing No. AG-424-2) and being more fully bounded and described as follows, to wit:

**BEGINNING** at a point on the West line of the Common Element, said point being the Northeast corner of Unit 2, thence along the line of lands of Unit 2, the following 4 courses and distances:

1. on a course of South 01 degrees 27 minutes 27 seconds West a distance of 90.17 feet to a point;
2. on a line curving to the left having a radius of 104.11 feet and an arc length of 52.94 feet said arc being subtended by a chord of South 13 degrees 06 minutes 32 seconds East, a distance of 52.37 feet to a point;
3. on a course of North 52 degrees 06 minutes 14 seconds West a distance of 100.45 feet to a point;
4. on a course of North 41 degrees 15 minutes 22 seconds East a distance of 105.67 feet to a point, the Northeast corner of Unit 2, the point or place of **BEGINNING**.

**CONTAINING** an area of 4,587.4 square feet or 0.11 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 2, 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.



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	\$218.33
Book Number	6051440
Page Number	
Date Recorded	01/22/2013 10:01:51 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: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP Telephone Number: (717) 684-4422

Mailing Address: 327 Locust Street City: Columbia State: PA ZIP Code: 17512

## B. TRANSFER DATA

Grantor(s)/Lessor(s) Columbia Heritage River Cottage Association, Inc.	Grantee(s)/Lessee(s) Ralph W. Roseboro & Ann M. Roseboro
Mailing Address 327 Locust Street	Mailing Address 200 Royal Horse Way
City Columbia	City Reinholds
State PA	State PA
ZIP Code 17512	ZIP Code 17569

## D. REAL ESTATE LOCATION

Street Address Unit 2	City, Township, Borough Borough of Columbia		
County Lancaster County	School District Columbia Borough School District	Tax Parcel Number Not yet separately assessed	

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

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

## F. EXEMPTION DATA

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

11/12/12

**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.