

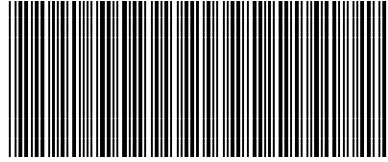
**Lancaster County**

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



INSTRUMENT # : 6083000

RECORDED DATE: 06/05/2013 03:25:52 PM



3574818-0016-

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

Page 1 of 8

**Document Type:** DEED**Transaction Reference:****Document Reference:****Transaction #:**

3511904 - 4 Doc(s)

**Document Page Count:**

7

**Operator Id:**

boydj

**RETURN TO: ( )**

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

ARROW LAND SOLUTIONS LLC

20 E NORTH ALLEY

HUMMELSTOWN, PA 17036

**SUBMITTED BY: ( )**

ARROW LAND SOLUTIONS LLC

20 E NORTH ALLEY

HUMMELSTOWN, PA 17036

**\* PROPERTY DATA:**

Parcel ID #: 110-

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

EXTRA PAGE FEE \$6.00

**Total:** \$59.50

INSTRUMENT # : 6083000

RECORDED DATE: 06/05/2013 03:25:52 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:** ARROW Land Solutions, LLC  
Department of Transportation  
Engineering District 8-0  
2140 Herr Street  
Harrisburg, PA 17103-1625

**Return To:** ARROW Land Solutions, LLC  
20 Luzerne Avenue, Suite B  
West Pittston, PA 18643-2844

**Site Location:** p/o Account #s 1104503300000 & 1101843500000

RW-365F (7/07)

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION**



ROW OFFICE PROJ. NO.	080434
COUNTY	Lancaster
S.R. - SECTION	0441-012
MUNICIPALITY	Columbia Borough
PARCEL NO.	6
CLAIM NO.	3600534000
CLAIMANT	Borough of Columbia

**DEED FEE SIMPLE  
(No Monetary Consideration)**

THIS INDENTURE, made *August 14, 2012* by Borough of Columbia, 308 Locust Street, Columbia, PA 17512-1121 owner(s) of property affected by the construction or improvement of the above mentioned State Route, its heirs, executors, administrators, successors, and/or assigns, hereinafter, whether singular or plural, called the GRANTOR, and the Commonwealth of Pennsylvania, Department of Transportation, hereinafter called the COMMONWEALTH,

**WITNESSETH:**

WHEREAS the COMMONWEALTH intends to record a plan in the Recorder of Deeds Office of the aforesaid County indicating its authorization to condemn property for the above highway from the aforesaid property; and

WHEREAS the parties hereto have agreed that, in lieu of condemnation, the GRANTOR will convey to the COMMONWEALTH in fee simple and such lesser estate(s) as designated, if any, from the property or portion thereof required by the COMMONWEALTH,

NOW, THEREFORE, in consideration of the benefits to the property of the GRANTOR, the GRANTOR does hereby grant and convey to the COMMONWEALTH in fee simple that portion of the aforesaid property designated as required right-of-way on the plot plan attached hereto and made a part hereof; and those areas, if any, designated as required for other than right-of-way in the easement(s) identified by the plot plan.

RW-365F (7/07)

3600534000  
Claim NumberBorough of Columbia  
Claimant8/14/12  
Date

Page 2 of 3

BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of The County of Lancaster, dated October 19, 1994 and recorded in BK 4486 PG 0521. This conveyance contains approximately 132 square feet as Required Right of Way and approximately 1,429 square feet as Required Right of Way for Borough Street being part of Account # 1104503300000. Also being all or a portion of the same property conveyed or devised to the GRANTOR by Deed of Halim G. Aboul-Saad and Wissam G. Aboul-Saad, husband and wife, dated July 7, 1978 and recorded in BK P-74 PG 197. This conveyance contains approximately 1,704 square feet as Required Right of Way being part of Account # 1101843500000 together with the improvements, hereditaments and appurtenances thereto and the GRANTOR warrants GENERALLY the property hereby conveyed.

Reserving, however, to the GRANTOR the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the COMMONWEALTH, from mine shafts or by means of wells located off the right-of-way.

The GRANTOR does further remise, release, quitclaim and forever discharge the COMMONWEALTH or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the GRANTOR might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, 26 Pa.C.S. § 101 et seq., for or on account of this conveyance and any injury to or destruction of the aforesaid property of the GRANTOR through or by reason of the aforesaid highway construction or improvement, except damages, if any, under Section 710 (Limited Reimbursement of Appraisal, Attorney and Engineering Fees) and Section 711 (Payment on Account of Increased Mortgage Costs) of the Eminent Domain Code; provided, however, that if relocation of a residence or business or farm operation is involved, this release shall likewise not apply to damages, if any, under Section 902 (Moving Expenses) and/or Section 903 and/or 904 (Replacement Housing) of the Eminent Domain Code.

The GRANTOR does acknowledge that it has been fully informed by the COMMONWEALTH of its right to the payment of just compensation for the taking of the herein described property and that it does hereby waive such right.

### Certificate of Residence

I hereby certify the Grantee's precise residence to be:

2140 Herr Street  
Harrisburg, PA 17103-1625

Witness my hand this 24<sup>th</sup> day of October, 2012

  
Agent for the Commonwealth of Pennsylvania  
Department of Transportation

RW-365F (7/07)

3600534000  
Claim NumberBorough of Columbia  
Claimant8/14/12  
Date

Page 3 of 3

The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

**INDIVIDUALS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ENTITIES\***

GRANTOR:

Borough of Columbia  
(Name of Entity)

BY: Michael L. Beury  
Michael L. Beury, President  
Borough Council

BY: Norman B. Meiskey, III  
Norman B. Meiskey, III, Secretary/Treasurer  
Borough Council

\* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

**INDIVIDUAL**

STATE OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before me, \_\_\_\_\_,  
the undersigned officer, personally appeared \_\_\_\_\_

\_\_\_\_\_, known to me  
(or satisfactorily proven) to be the person(s) whose  
name(s) \_\_\_\_\_ subscribed to the within instrument,  
and acknowledged that \_\_\_\_\_ executed the  
instrument for the purposes contained in it.

In witness whereof, I hereto set my hand and official  
seal.

[Signature]

[Title]

[Seal]

**ENTITY**

STATE OF PENNSYLVANIA

COUNTY OF Lancaster

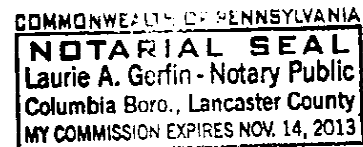
On this 14th day of August, 2012,  
before me, Laurie A. Gerfin, the undersigned  
officer, personally appeared Michael L. Beury +  
Norman B. Meiskey, who acknowledged \_\_\_\_\_ self  
to be the Council Pres + Borough Manager [title] of  
Borough of Columbia [name of entity],  
and that as such President + Borough  
Manager [title], being authorized to do so,  
executed the foregoing instrument for the purposes  
contained in it by signing on behalf of the entity as  
Borough of Columbia [title].

In witness whereof, I hereto set my hand and official seal.

[Signature]

[Title]

[Seal]



APPROVED AS TO FORM AND LEGALITY:

Approved as to Form and Legality  
For Chief Counsel

By: Justin J. Pike  
Assistant Counsel, R/W  
Justin J. Pike

[Signature]  
Deputy General Counsel

[Signature] 4/16/13  
Deputy Attorney General

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
8-0	LANCASTER	0441	012 R/W	37 OF 53

**BOROUGH OF COLUMBIA**

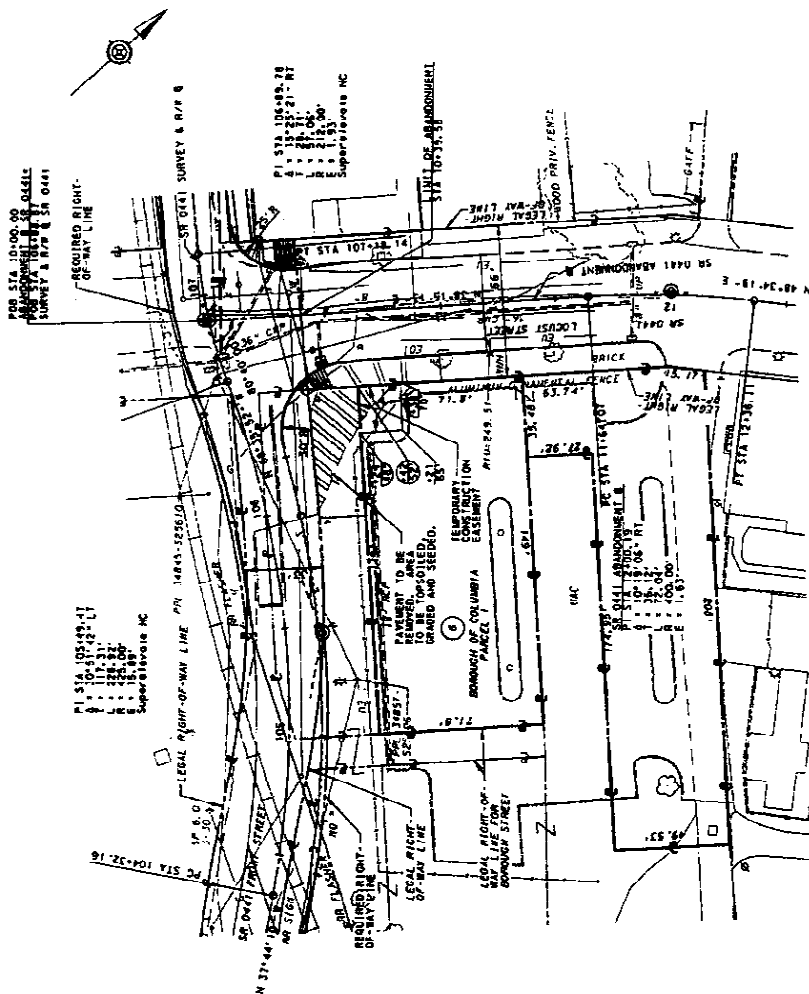
REVISION NUMBER	REVISIONS	DATE	BY

Michael L. Berry  
Michael L. Berry, President

M. C. L. Z. B. C.

*Robert J. Dineen*

James H. McLaughlin, Secretary  
Treasury  
Washington, D. C.



**SHEET 1 OF 3**

**RIGHT-OF-WAY CLAIM INFORMATION**

RIGHT-OF-WAY CLAIM INFORMATION  
COMMONWEALTH OF PENNSYLVANIA-DEPARTMENT OF TRANSPORTATION  
STATE RTE. 0441 SEC. NO. 012 BOX COLUMBIA BORO. LANCASTER COUNTY  
PARCEL NO. 6 SHEET NO. 15, 15, 15 CLAIN NO. \_\_\_\_\_  
PROPERTY OWNER S. BLOUGH OF COLUMBIA \_\_\_\_\_  
GRANTOR(S) S. BERNARD GORDON AND DORIS GORDON 1 PARCEL 11  
THE COUNTY OF LANCASTER PARCEL 22

[illegible]

PRIVATE PROPERTY LIVES ARE NOT THREATENED FROM THE DEED OF RECORD. RECORDED SURVEYS ARE ON LOT PLATS, NOT PRIVATE SURVEYS. PLATTING IS LIMITED TO 100 ACRES. PROFESSIONAL LAND SURVEYORS ARE RESPONSIBLE FOR THE PROJECT.

THIS PROJECT IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

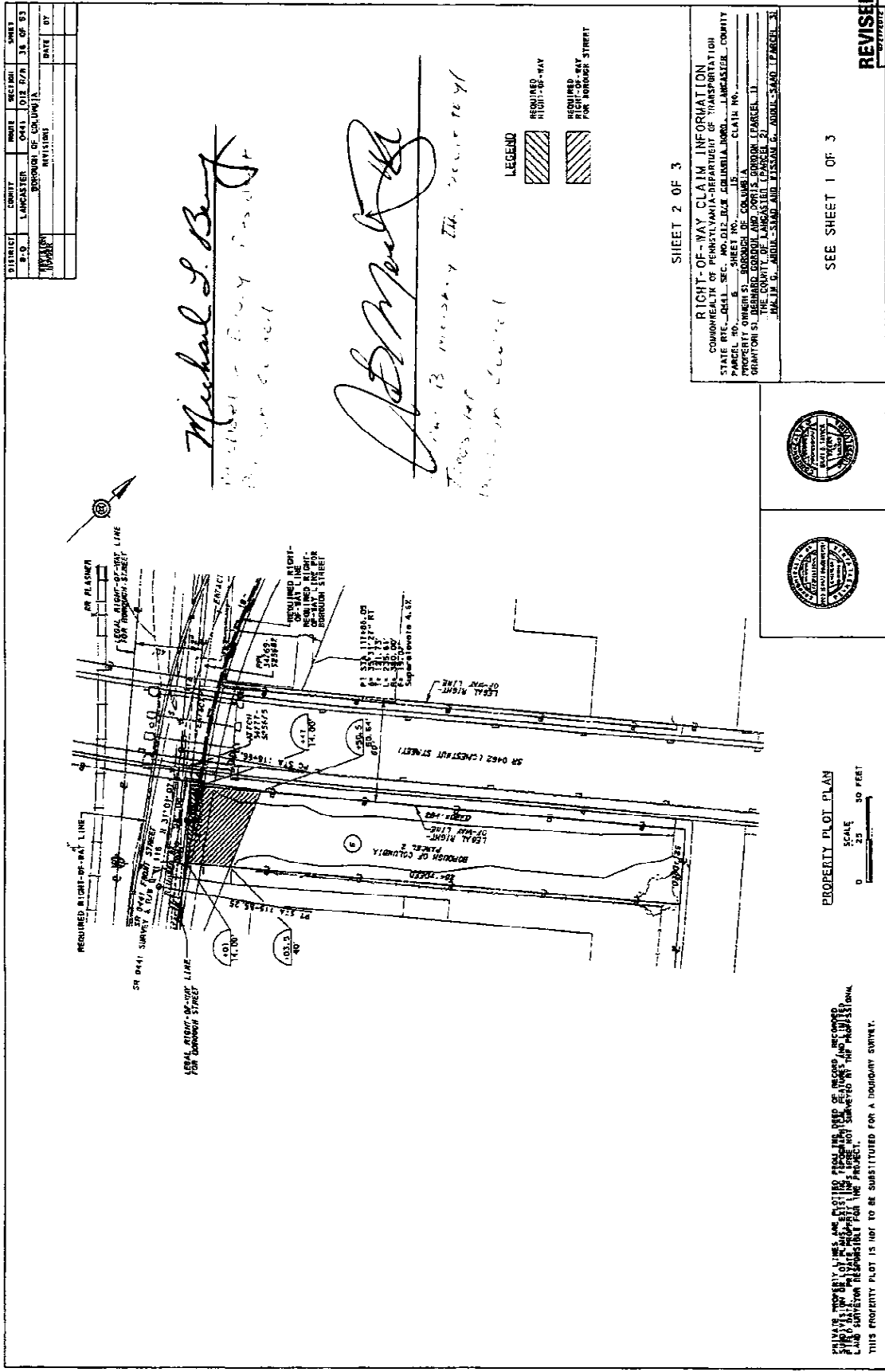
TEMPORARY CONSTRUCTION EASEMENTS ARE BASED UPON THE DEED AND AS NOTED ON THE SURVEY. THE CONSTRUCTION OF THE EASEMENTS IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR RECONSTRUCTION OF THE PLANT IS COMPLETED. EROSION CONTROL MEASURES WILL BE IN PLACE UNTIL THE PLANT IS COMPLETED.

0/31/2012

2102/1478 20110224

03-01 : 0331470 04-20 : 0000 2100-0

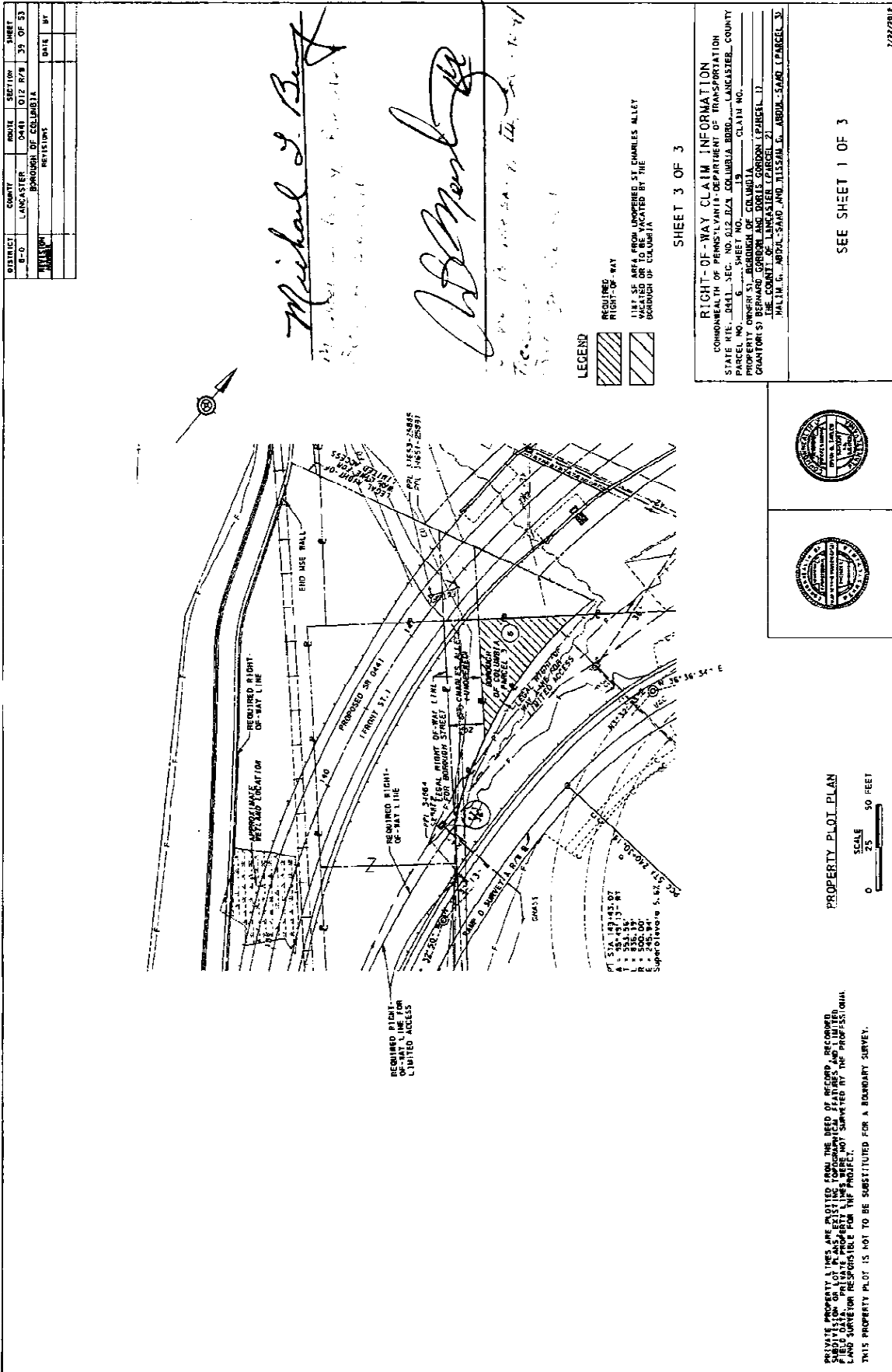
FILE NAME: \$PROGAC\8\J0013 (KSA) v. 01 of Roy/KSA Sales\157-Berleugh of Columbia Force\ 6.dgn



THIS PROPERTY PLOT IS NOT TO BE SUBSTITUTED FOR A TOWNSHIP SURVEY.

FILE NAME: 06/05/2013 03:25:52 PM

06/05/2013 03:25:52 PM



REV-183 EX (04-10)



pennsylvania

DEPARTMENT OF REVENUE

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	6083000
Page Number	
Date Recorded	06/05/2013 03:25:52 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	Telephone Number:
David B. Reynolds, PennDOT District 8-ROW Administrator	(717) 787-6653
Mailing Address	City
2140 Herr Street	Harrisburg
	State
	PA
	ZIP Code
	17103

**B. TRANSFER DATA****C. Date of Acceptance of Document** 6/5/13

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Borough of Columbia	Commonwealth of PA-Department of Transportation
Mailing Address	Mailing Address
308 Locust Street	400 North Street
City	City
Columbia	Harrisburg
State	State
PA	PA
ZIP Code	ZIP Code
17512	17102

**D. REAL ESTATE LOCATION**

Street Address	City, Township, Borough
BK 4486 PG 0521, BK P-74 PG 197	Borough of Columbia
County	School District
Lancaster	Columbia
	Tax Parcel Number
	110-45033-0-000, 110-18435-0-0000

**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
28,600.00 & 12,000.00	X 1.27	= 36,322.00 & 15,240.00

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
1.00	100.00%	100.00% of 132 SF of Reg Rlw, 1,429 SF of Reg Rlw for Boro, 1,704 SF of Reg Rlw

**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

6/5/13

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