

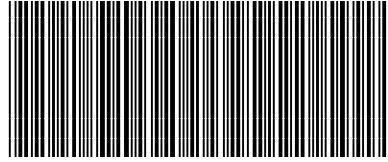
**Lancaster County**

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



INSTRUMENT # : 6085475

RECORDED DATE: 06/17/2013 03:07:36 PM



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

Page 1 of 4

**Document Type:** DEED**Transaction Reference:** R19590/Catholic War Vets**Document Reference:** R19590/Catholic War Vets**RETURN TO:** (kahrens@n-hlaw.com)

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identified above.

Tina Ahrens  
Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512

**Transaction #:** 3513604 - 3 Doc(s)**Document Page Count:** 3**Operator Id:** macrinam**SUBMITTED BY:** (kahrens@n-hlaw.com)

Tina Ahrens  
Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512

**\* PROPERTY DATA:**

Parcel ID #: 110-5674900000

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
STATE RTT	\$4,350.00
COLUMBIA BOROUGH	\$4,350.00
<b>Total:</b>	<b>\$8,753.50</b>

INSTRUMENT # : 6085475

RECORDED DATE: 06/17/2013 03:07:36 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 and Return to:

Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512  
(717) 684-4422

File #19590

Parcel ID # 110-56749-0-0000  
250 North Seventh Street, Columbia, PA 17512

**DO NOT PUBLISH**

**This Deed**, made the 11th day of June, 2013,

**Between**

**THE LAZARUS FOUNDATION**

(hereinafter called the Grantor),

and

**COLUMBIA POST #1306, CATHOLIC WAR VETERANS HOME  
ASSOCIATION**

(hereinafter called the Grantee),

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Four Hundred Thirty-Five Thousand And 00/100 Dollars (\$435,000.00)** 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, heirs and assigns,

**TRACT 1:** ALL THAT CERTAIN parcel of land known as 250 North Seventh Street, with the improvements thereon erected, situate in Columbia Borough, Lancaster County, Pennsylvania, being shown as Lot 2 on Lot Add-On Plan prepared for the Lazarus Foundation, dated April 15, 2009, and last revised June 10, 2009, by Register Associates, Inc., Kennett Square, Pennsylvania, recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Plan Book J-236, Page 146, and being more fully described as follows:

BEGINNING at the northwesterly corner in common of Lots 1 and 2 on the southeasterly right of way line of Poplar Street, 60 feet wide, said beginning point being measured North 48 degrees 23 minutes 54 seconds East, 145.02 feet from a spike (found) on said right of way line at the northwesterly corner in common of Lot 1 and lands now or late of Lombard Medical Complex L.L.C.; thence from the point of beginning, along said right of way line, North 48 degrees 23 minutes 54 seconds East, 200.00 feet to a spike (found) on the southwesterly right of way line of North Seventh Street, 60 feet wide; thence along said right of way line, South 41 degrees 36 minutes 06 seconds East, 236.00 feet to a point on the northwesterly right of way line of Avenue F, 14 feet wide; thence along said right of way line, South 48 degrees 23 minutes 54 seconds West, 200.23 feet to a corner of Lot 1; thence leaving said right of way line, along Lot 1, North 41 degrees 32 minutes 47 seconds West, 236.00 feet to the point of beginning. CONTAINING 47,227 square feet of land, more or less.

**BEING** the same premises which Columbia Hospital, a/k/a Columbia Health Center-Lancaster General, by Deed dated October 7, 2009, and recorded November 5, 2009, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument #5821812, granted and conveyed unto The Lazarus Foundation, its successors and assigns.

**TRACT 2:** ALL THAT CERTAIN parcel of land SITUATE in Columbia Borough, Lancaster County, Pennsylvania, being shown as Parcel A on Lot Add-On Plan prepared for the Lazarus Foundation, dated April 15, 2009 and last revised June 10, 2009 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at the northwesterly corner in common of Parcel A and the remainder (a/k/a Lot 1) of Tax Account no. 1104240700000 on the southeasterly right of way line of Poplar Street, 60 feet wide, said beginning point being measured North 48 degrees 23 minutes 54 seconds East 145.02 feet from a spike (found) on said right of way line at the northwesterly corner in common of said remainder of Tax Account no. 1104240700000 and lands now or late of Lombard Medical Complex L.L.C. (a/k/a Tax Account no. 1102765600000); thence from the point of beginning, along said southeasterly right of way line of Poplar Street, North 48 degrees 23 minutes 54 seconds East 200.00 feet to a spike (found) on the southwesterly right of way line of North 7th Street, 60 feet wide; thence along said right of way line, South 41 degrees 36 minutes 06 seconds East 101.00 feet to an iron pin (found), a corner of Tax Account no. 1105674900000; thence along the same, the following two (2) courses and distances: (1) leaving said right of way line, South 48 degrees 14 minutes 08 seconds West 134.87 feet to an iron pin (found); (2) South 41 degrees 32 minutes 47 seconds East 134.62 feet to a point on the northerly right of way line of Avenue "F", 14 feet wide; thence along said right of way line, South 48 degrees 23 minutes 54 seconds West 65.23 feet to a corner of the aforesaid remainder of Tax Account no. 1104240700000; thence leaving said right of way line, along said remainder of Tax Account no. 1104240700000, North 41 degrees 32 minutes 47 seconds West 236.00 feet to the point of beginning; and CONTAINING 29,037 square feet of land, be the same, more or less.

**BEING** the same premises which Houston Mifflin, single man by deed dated October 8, 1919 and recorded September 13, 1921 in the Recorder of Deeds Office in and for the County of Lancaster in Record Book G, Volume 25 page 154 granted and conveyed unto The Columbia Hospital.

**AND BEING** the same premises which Houston Mifflin, unmarried by deed dated October 14, 1927 and recorded November 22, 1927 in the aforesaid Recorder's Office in Record Book W, Volume 28 page 369 granted and conveyed unto The Columbia Hospital.

**AND BEING** part of Tract No. 1 and 2 of the same premises which Houston Mifflin, single man by deed dated July 17, 1923 and recorded February 25, 1938 in the aforesaid Recorder's Office in Record Book L, Volume 33 page 377 granted and conveyed unto The Columbia Hospital.

**AND BEING** the same premises which Columbia Hospital Foundation, Inc., now by change of name Columbia Healthcare Foundation, Inc. by deed dated January 23, 1998 and recorded February 3, 1998 in the aforesaid Recorder's Office in Record Book 5609 page 101 granted and conveyed unto Columbia Hospital, its successors and assigns.

**AND** the said Columbia Hospital is now by merger known as Columbia Heath Center-Lancaster General.

**BEING** the same premises which Columbia Hospital, a/k/a Columbia Health Center-Lancaster General, by Deed dated October 7, 2009, and recorded November 5, 2009, in the Office of the

Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument #5821812, granted and conveyed unto The Lazarus Foundation, its successors and assigns.

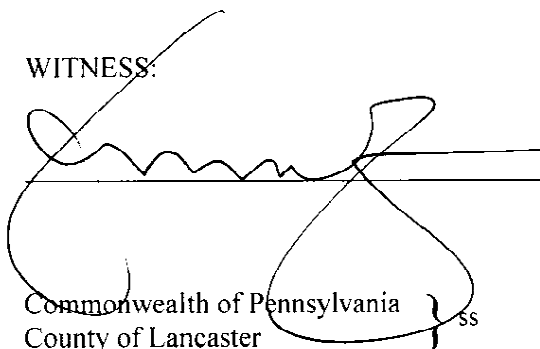
**AND BEING** the same premises shown as Parcel A on Lot Add-On Plan prepared for the Lazarus Foundation, dated April 15, 2009, and last revised June 10, 2009, by Register Associates, Inc., Kennett Square, Pennsylvania, recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Plan Book J-236, Page 146.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors 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, its successors and assigns, against it, the said Grantor, and its successors and assigns, will specially 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 Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

WITNESS:

**THE LAZARUS FOUNDATION**

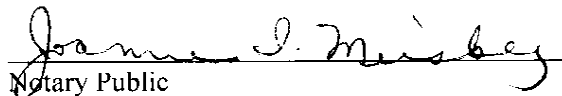
  
Commonwealth of Pennsylvania }  
County of Lancaster } ss

By:

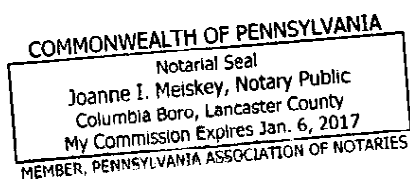
  
GERALD A. NIKOLAUS, President

AND NOW, this 11th day of June, 2013, before me, the undersigned Notary Public, appeared **GERALD A. NIKOLAUS**, who acknowledged himself to be President of **THE LAZARUS FOUNDATION**, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

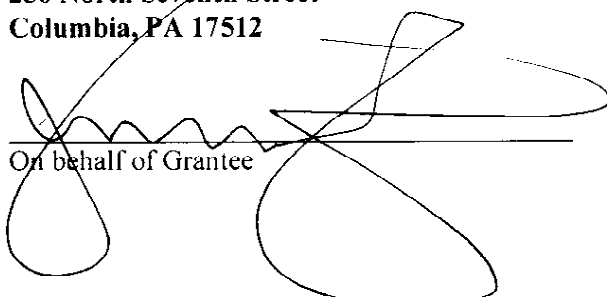
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

  
Notary Public

My commission expires:



Grantee Address:  
**250 North Seventh Street  
Columbia, PA 17512**

  
On behalf of Grantee