

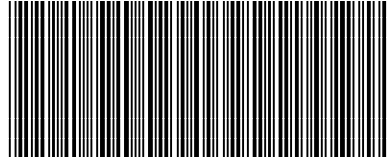
Lancaster County

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



INSTRUMENT # : 6168579

RECORDED DATE: 10/14/2014 12:15:14 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

Document Type: DEED**Transaction Reference:** Metro Bank from ASAP Properties**Document Reference:** Metro Bank from ASAP Properties**Transaction #:**

3592579 - 1 Doc(s)

Document Page Count:

5

Operator Id:

macrinam

RETURN TO: (amanda@henrybeaver.com)

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

Henry& Beaver, LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042
717-274-3644

SUBMITTED BY: (amanda@henrybeaver.com)

Henry& Beaver, LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042

*** PROPERTY DATA:**

Parcel ID #: 110-5846900000

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	\$35.50
EXTRA PAGE FEE	\$2.00
Total:	\$67.50

INSTRUMENT # : 6168579

RECORDED DATE: 10/14/2014 12:15:14 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.

*Bonnie L. Bowman*

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: Henry & Beaver LLP
Record and Return To:
Thomas P. Harlan, Esquire
Henry & Beaver LLP
937 Willow Street; P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

Parcel I.D. # 110-58469-0-0000

DEED IN LIEU OF FORECLOSURE

***This Deed** made the 1st day of October, 2014.*

*BETWEEN ASAP Properties, LLC, a Pennsylvania Limited Liability Company,
hereinafter called "Grantor" and, Metro Bank, hereinafter called "Grantee" (both Grantor and
Grantee, whether one or more, referred to as though singular in number).*

WITNESSETH:

*That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) paid by
the said Grantee to the said Grantor, at and before the signing and delivery of these presents,
the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by
these presents does grant, bargain, sell, and convey unto the said Grantee and Grantee's heirs,
successors, and assign:*

ALL THAT CERTAIN lot or piece of ground situated on the south side of Chestnut Street, being the southwest corner of North Fourth Street and Chestnut Street, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, having thereon erected a two and one-half story brick dwelling house and other improvements known and numbered as No. 360 Chestnut Street, bounded and described as follows, to wit:

BEGINNING at the southwest corner of North Fourth Street and Chestnut Street, extending in a westerly direction along the south line of Chestnut Street, in width in front one hundred nineteen (119.00) feet, more or less, and extending in a southwardly direction in uniform width along the west line of North Fourth Street, one hundred fifty (150.00) feet to property now or late of Jack A. Johnson.

BOUNDED on the north by Chestnut Street; on the south by property now or late of Jack A. Johnson; on the east by North Fourth Street; and on the west by property now or late of Rick A. Harper and Jack A. Kelly, partners.

UNDER AND SUBJECT to the restrictions as more fully set forth in Deed Book W, Volume 36, Page 412.

BEING the same premises which Christopher E. Will and Rebekah L. Will, husband and wife by Deed dated March 28, 2005 and recorded April 4, 2005 in the Office of the Recorder of Deeds in and for Lancaster County in Instrument No. 5411327 granted and conveyed unto ASAP Properties, LLC, a Pennsylvania Limited Liability Company, Grantor herein.

SAID PREMISES being known as 360 Chestnut Street, Columbia, Pennsylvania.

TOGETHER with all buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in any wise appertaining, and any reversions, remainders, rents, issues, and profits thereof, and of every part and parcel thereof, including any interest specifically set forth above, if any. And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the Grantor of, in, and to the same.

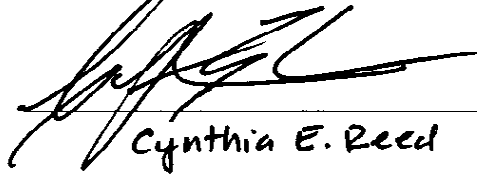
TO HAVE AND TO HOLD the said premises, and the appurtenances, hereby granted to Grantee and Grantee's heirs, successors, and assigns, to and for the only proper use, benefit, and behoof of the said Grantee and Grantee's heirs, successors, and assigns forever, under and subject to the conditions set forth above, if any. This Deed is an absolute conveyance, the Grantor having sold the land to the Grantee for a fair and adequate consideration, such

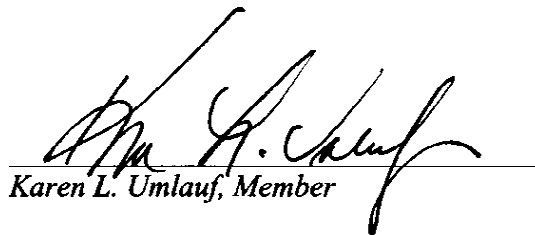
consideration, in addition to that recited above, being full satisfaction of all obligations secured by the Mortgage from Metro Bank to ASAP Properties, LLC, a Limited Liability Company, dated August 17, 2011, and recorded August 18, 2011 in Instrument #5946517 in the Office of the Recorder of Deeds in and for Lancaster, Pennsylvania, securing Metro Bank in the amount of Three Hundred Ninety Thousand Dollars (\$390,000.00), and note(s) or bond(s) secured hereby. The Grantor declares that this conveyance is freely and fairly made, and that there are no oral or written agreements other than this Deed between Grantor and Grantee with respect to said land.

AND the said Grantor hereby covenants and agrees that Grantor will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF US:**


Cynthia E. Reed


Karen L. Umlauf, Member

ACKNOWLEDGMENT

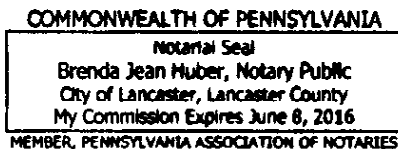
COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF LANCASTER :

On the 1st ^{October} day of ~~August~~, 2014, before me, the undersigned officer, personally appeared Karen L. Umlauf, as Member of ASAP Properties LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and desired the same might be recorded as such.

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



Brenda Jean Huber
Notary Public

The address of the within named Grantee is 3801 Paxton Street, Harrisburg, PA 17111.

[Signature]
Attorney

REV. 183 EX (04-10)

pennsylvania
DEPARTMENT OF REVENUEBureau 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	6168579
Page Number	
Date Recorded	10/14/2014 12:15:14 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	Marc A. Hess, Attorney for Metro Bank			Telephone Number:	(717) 274-3644
Mailing Address	937 Willow Street	City	Lebanon	State	PA
				ZIP Code	17046

B. TRANSFER DATA

Grantor(s)/Lessor(s)
ASAP Properties, LLC
Mailing Address
360 Chestnut Street
City
Columbia

State
PA

ZIP Code
17512

C. Date of Acceptance of Document

10/08/14

Grantee(s)/Lessee(s)
Metro Bank
Mailing Address
3801 Paxton Street
City
Harrisburg

State
PA

ZIP Code
17111

D. REAL ESTATE LOCATION

Street Address	360 Chestnut Street	City, Township, Borough	Columbia Borough
County	Lancaster	School District	Columbia Borough School District
		Tax Parcel Number	110-58469-0-0000

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 266,300.00	5. Common Level Ratio Factor X 1.26	6. Fair Market Value = 335,538.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 335,538.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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.) _____

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

10-8-14

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