

**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 # : 6169187  
 RECORDED DATE: 10/17/2014 10:41:57 AM



3678188-0010Z

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

Page 1 of 5

**Document Type:** DEED  
**Transaction Reference:** eSecureFile : 6d2ecaaf-d47d-40e1-a1aa-76e307217116  
**Document Reference:**

**Transaction #:** 3593952 - 1 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** armers

**RETURN TO:** ()  
 \*\*PLEASE NOTE: Recorded documents with completed  
 Cover Pages are returned via email to the email address(es)  
 identified above.  
 Abstract Associates Of Lancaster, Inc  
 1903 Lititz Pike  
 Lancaster, PA 17601

**SUBMITTED BY:** ()  
 Abstract Associates Of Lancaster, Inc  
 1903 Lititz Pike  
 Lancaster, PA 17601

**GRANTOR(S)/MORTGAGOR(S):**  
 FANNIE MAE

**GRANTEE(S)/MORTGAGEE(S):**  
 KEVIN FANTOM  
 DAVID WARREN

**\* PROPERTY DATA:**

Parcel ID #: 110-5145500000

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  
 STATE RTT \$300.00  
 COLUMBIA BOROUGH \$300.00  
**Total:** \$665.50

INSTRUMENT # : 6169187  
 RECORDED DATE: 10/17/2014 10:41:57 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: Udren Law Offices, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003

Premises: 855 Chestnut Street, Columbia PA 17512 UPI#110-51455-0-0000

THIS INDENTURE MADE THE 6<sup>th</sup> day of October, 2014 *Between Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-In-Fact Udren Law Offices, P.C., (Power of Attorney recorded 3/25/14 in Instru-No. 6135734)*, Whose address is PO Box 650043, Dallas TX 75265-0043. (Herein called the GRANTOR) and, *Kevin Fantom and David Warren* (Herein called the GRANTEE), of the other part,

**WITNESSETH** That the said GRANTOR, for and in consideration of the sum of Thirty Thousand Dollars (\$30,000.00) lawful money of the United States of America and other valuable consideration, unto it well and truly paid by the GRANTEE, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release, confirm unto the said Grantee, their Heirs and Assigns, the following described real property, to wit:

\*\*\* SEE ATTACHED LEGAL DESCRIPTION \*\*\*

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$36000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$36000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED, THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.**

**THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

**TITLE TO SAID PREMISES VESTED IN** Federal National Mortgage Association by Deed from William J. Paul and Jennifer N. Farrington-Paul, Husband and Wife and Paula D. Ryan as Joint Tenants With Rights of Survivorship, dated July 10, 2012, and recorded October 24, 2013, in Instrument No. 6112314 .

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises thereunto belonging, or in any wise 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, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements, messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, to and for the only proper use by said Grantee, their Heirs and Assigns forever.

**AND** the said Grantor, for itself, its Successors and Assigns, does by these presents, covenant, promise, grant and agree, to and with the said Grantee, their Heirs and Assigns, by these presents, that it, the said Grantor, and its Successors and Assigns, all and singular the hereditaments and premises herein above described and hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, against it, the said Grantor, and its Successors and Assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, the said Grantor, or any of them, shall and will subject as aforesaid **SPECIALLY WARRANT** and forever **DEFEND**.

**IN WITNESS WHEREOF** the undersigned has set his hand and seal, for and on behalf of the said grantor Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-In-Fact Udren Law Offices, P.C., its Successors and Assigns, under his authority.

Sealed and Delivered

IN THE PRESENCE OF US:

**Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-In-Fact Udren Law Offices, P.C.,**

By: Jennifer Gilbert  
Name: Jennifer Gilbert

Witness: Violet R. Thomas  
Name: Violet R. Thomas

STATE OF NEW JERSEY :

:SS

COUNTY OF Camden :

On this, the 6<sup>th</sup> day of October, 2014, before me, the undersigned officer, personally appeared Jennifer Gilbert, authorized signer of Udren Law Offices, P.C., who is the Attorney In Fact for Fannie Mae aka Federal National Mortgage Association, that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

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



Notary Public: Carmen M. Cruz  
My commission expires: 07/15/2018

CARMEN M CRUZ Notary Public The State of New Jersey My Commission Expires 07/15/2018
---

**“EXHIBIT A”**

**ALL THAT CERTAIN lot of ground with improvements known as 855 Chestnut Street thereon erected, situated at the Northwest corner of Chestnut and North Ninth Streets, in Columbia Borough, County of Lancaster Commonwealth of Pennsylvania, said lot being bounded and described as follows:**

**CONTAINING in width in front on the North side of Chestnut Street, 80 feet; and extending in depth Northwardly, Uniform in width, 140 feet to a Avenue F.**

**BOUNDED on the North by Avenue F; on the South by Chestnut Street; on the East by North Ninth Street and on the West by property now or late of Keith A. Waller and Eleanor L. Waller.**

**TOGETHER with the right to use the alley known as Avenue F, which forms the Northern boundary of this Lot.**

**UNDER AND SUBJECT to alley rights as set forth in Record Book K, Volume 30, Page 63.**

**BEING THE SAME PREMISES by Deed in Lieu of Foreclosure which William J. Paul and Jennifer N. Farrington - Paul, husband and wife, and Paula D. Ryan, by deed dated July 10, 2012 and recorded October 24, 2013, in the Office of the Recorder of Deeds, in and for Lancaster County, PA, in Document #6112314, granted and conveyed unto Federal National Mortgage Association.**

**Account Number: 110-51455-0-0000**

## DEED

*Fannie Mae a/k/a Federal National Mortgage  
Association, by its Attorney-In-Fact Udren Law  
Offices, P.C., (Power of Attorney recorded  
( 3/25/14 in Instru-No. 6135734),*

*TO*

***Kevin Fantom and David Warren***

Premises: 855 Chestnut Street, Columbia PA 17512

The address of the above-named Grantee is:

This instrument was prepared by:  
UDREN LAW OFFICES, PC  
111 Woodcrest Road, Suite 200  
Cherry Hill, New Jersey 08003

*1724 River Rd  
Marietta PA 17547  
Julie Waller*