

Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
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INSTRUMENT # : 6170012
 RECORDED DATE: 10/22/2014 03:16:07 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

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Document Type: DEED	Transaction #: 3594675 - 4 Doc(s)
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RETURN TO: () **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. HomeSale Settlement Services 131 Centerville Road Lancaster, PA 17603

SUBMITTED BY: () HomeSale Settlement Services 131 Centerville Road Lancaster, PA 17603
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GRANTOR(S)/MORTGAGOR(S): M SUZANNE DOOLITTLE DAVID A DOOLITTLE

GRANTEE(S)/MORTGAGEE(S): COLUMBIA LLC

*** PROPERTY DATA:**

Parcel ID #:	110-4926500000	110-5037100000
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Municipality:	COLUMBIA BOROUGH (100%)	COLUMBIA BOROUGH (0%)
School District:	COLUMBIA BOROUGH	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	\$4,500.00
COLUMBIA BOROUGH	\$4,500.00
Total:	\$9,065.50

INSTRUMENT # : 6170012
 RECORDED DATE: 10/22/2014 03:16:07 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
RECORD AND RETURN TO:
Homesale Settlement Services, Ltd.
131 Centerville Road
Lancaster, PA 17603

File No. HQ14-41183

Account Number: **110-49265-0-0000 & 110-50371-0-0000**
Premises: **30 & 40 NORTH THIRD STREET, COLUMBIA, PA 17512**

This Indenture, Made the 21st day of October, 2014

Between

M. SUZANNE DOOLITTLE AND DAVID A. DOOLITTLE, WIFE AND HUSBAND
(hereinafter called the Grantor), of the one part, and

COLUMBIA LLC,

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor, for and in consideration of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)** lawful money of the United States of America, unto him, 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, its successors and assigns,

Parcel 1 (30 North Third Street):

ALL THAT CERTAIN lot of ground with improvements thereon erected, situate on the West side of North Third Street between Locust and Walnut Streets, and known as 28-30 North Third Street, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west line of North Third Street 52.4 feet North of the northwest corner of North Third Street and Alley R and extending thence in a westwardly direction along property now or late of Elmer C. Stover and a 20 feet wide private alley, 235.5 feet more or less to the east line of Short Alley, which point is 50.4 feet north of the northeast corner of Alley II and Short Alley; thence extending in a northwardly direction along said east line of Short Alley 22.83 feet to property now or late of Columbia Telephone Company; thence extending in an eastwardly direction along said property 235.5 feet more or less to the west line of North Third Street; thence extending in a southwardly direction along said west line of North Third Street, in width in front 22.93 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Ronald L. Carson and Victoria M. Carson, Husband and Wife by deed dated September 4, 2008 and recorded September 8, 2008 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 5732044, granted and conveyed unto M. Suzanne Doolittle, her heirs and assigns.

Parcel 2 (40 North Third Street):

ALL THAT CERTAIN tract of land having improvements thereon erected and being situate at the southeast corner of the intersection of North Third Street and Walnut Street, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, said tract being shown on a Property and Existing Features Plan prepared for Doolittle Investments, LLC by Strausser Surveying and Engineering, Inc., dated June 18, 2008, said plan being known as Drawing No. 07003B04, said tract of land being more fully bounded and described as follows:

BEGINNING at a point at the intersection of the south line of North Third Street and the east line of Walnut Street; thence along the south line of North Third Street, South 59 degrees, 53 minutes and 55 seconds East, a distance of 121.56 feet to a point, a corner of lands of Ronald L. and Victoria M. Carson; thence along said lands of Ronald L. and Victoria M. Carson, South 30 degrees, 09 minutes and 02 seconds West, a distance of 74.75 feet to a rebar, a corner of lands of Gordon L. and Wendy E. Kautz; thence along said lands of Gordon L. and Wendy E. Kautz, North 59 degrees, 53 minutes and 55 seconds West, a distance of 121.53 feet to a Mag nail in the east line of Walnut Street; thence along the east line of Walnut Street, North 30 degrees, 07 minutes and 47 seconds East, a distance of 74.75 feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which David A. Doolittle, a married individual by deed dated February 25, 2009 and recorded March 17, 2009 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 5767771, granted and conveyed unto M. Suzanne Doolittle, a married individual, her heirs and assigns.

AND THE SAID David A. Doolittle joins in this conveyance to release, relinquish and convey all right, title and interest in and to the subject premises to the Grantees.

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 belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, her heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantor, her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, his heirs and assigns, against the said Grantor and her heirs, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

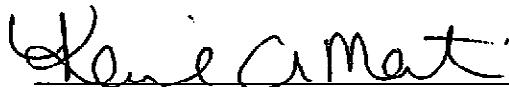
M. Suzanne Doolittle (SEAL)
M. SUZANNE DOOLITTLE
David A. Doolittle (SEAL)
DAVID A. DOOLITTLE

Commonwealth of Pennsylvania
County of Lancaster

ss:

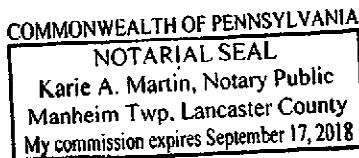
On this the 21st day of October, 2014, before me, Karie A. Martin
_____, a Notary Public, the undersigned Officer, personally appeared **M. SUZANNE DOOLITTLE
AND DAVID A. DOOLITTLE, HUSBAND AND WIFE** known to me (or satisfactorily proven) to be
the person whose name is subscribed to the within instrument, and acknowledged that she executed the
same for the purposes therein contained.

I hereunto set my hand and official seal.



Karie A. Martin
Notary Public

My Commission Expires:



The address of the above-named Grantee

is: 30 NORTH THIRD STREET
COLUMBIA, PA 17512
30 North Third Street
Columbia, PA 17512

Karie A. Martin
On behalf of the Grantee

* Send Tax Bills to:
P. O. Box 5670
Baltimore, MD 21210