

**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 # : 6293891

RECORDED DATE: 10/14/2016 02:18:34 PM



3827366-0019

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

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**Document Type:** DEED**Transaction Reference:** eSecureFile : 5728019**Document Reference:****Transaction #:** 3710984 - 2 Doc(s)**Document Page Count:** 3**Operator Id:** sharpej**RETURN TO:** (Simplifile)

Nikolaus and Hohenadel, LLP

327 Locust Street

Columbia, PA 17512

(717) 684-4422

**SUBMITTED BY:**

Nikolaus and Hohenadel, LLP

327 Locust Street

Columbia, PA 17512

**\* PROPERTY DATA:**

Parcel ID #: 110-6381100000

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

**Total:** \$65.50

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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/Return To:

Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512  
717-684-4422 or 717-285-5549

File #21165

Parcel ID # 110-63811-0-0000  
509 Locust Street, Columbia, PA 17512

**DO NOT PUBLISH**

**This Deed**, made the 13th day of October, 2016,

**Between**

**BOROUGH OF COLUMBIA**

(hereinafter called the Grantor),

and

**COLUMBIA ECONOMIC DEVELOPMENT CORPORATION**

(hereinafter called the Grantees),

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)** 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, its successors and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania being described as follows:

BEGINNING at a point on the north side of Locust Street, a distance of approximately 60 feet East of the Northeast corner of North Fifth and Locust Streets; thence extending northwardly at a right angle with Locust Street along property of Joseph V. Welsser and Ludean B. Welsser, his wife, a distance of 120 feet to the south side of a private alley; thence extending Eastwardly at a right angle along the south side of said private alley, a distance of 30.45 feet; thence southwardly at a right angle, a distance of 12.71 feet; thence westwardly at a right angle, a distance of 15.1 feet; thence southwardly at a right angle along property of Guy Arndt and Shirley Arndt, his wife, a distance of 107.29 feet to a point on the north side of Locust Street; thence along the north side of Locust Street, at a right angle westwardly, a distance of 15.36 feet to the place of BEGINNING.

UNDER AND SUBJECT to the easements, restrictions and encumbrances of record to the extent valid and enforceable.

**BEING** the same premises which HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., by Deed dated October 23, 2015, and recorded February 18, 2016, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 6251320, granted and conveyed unto Borough of Columbia, their heirs and assigns.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs 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 Grantees, their heirs 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:

**BOROUGH OF COLUMBIA**

By:

GREG SAHD  
GREG SAHD, Borough Manager

Commonwealth of Pennsylvania } ss  
County of Lancaster

AND NOW, this 13th day of October, 2016, before me, the undersigned Notary Public, appeared **GREG SAHD**, who acknowledged himself to be Borough Manager of the **BOROUGH OF COLUMBIA**, and he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

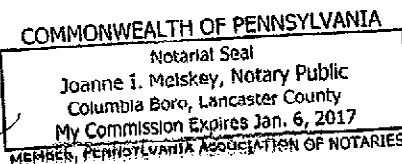
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Joanne I. Melskey  
Notary Public

My commission expires:

Grantee Address:  
**308 Locust Street, Columbia, PA 17512**

[Signature]  
On behalf of Grantee



REV-183 EX (10-14)

**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 6293891

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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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name Michael S. Grab, Esquire		Telephone Number: (717) 684-4422	
Mailing Address Nikolaus & Hohenadel, LLP, 327 Locust Street	City Columbia	State PA	ZIP Code 17512

**B. TRANSFER DATA**

Date of Acceptance of Document 10 / 13 / 2016			
Grantor(s)/Lessor(s) Borough of Columbia	Telephone Number:	Grantee(s)/Lessee(s) Columbia Economic Development Corp	Telephone Number:
Mailing Address 308 Locust Street		Mailing Address 308 Locust Street	
City Columbia	State PA	ZIP Code 17512	

**C. REAL ESTATE LOCATION**

Street Address 509 Locust Street	City, Township, Borough Columbia Borough
County Lancaster	School District Columbia
	Tax Parcel Number 110-63811-0-0000

**D. 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 74,300.00	5. Common Level Ratio Factor x 1.32	6. Fair Market Value = 98,076.00

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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**2. 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

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