

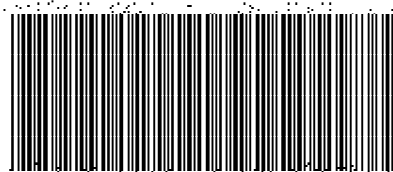
Lancaster County

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



INSTRUMENT # : 6315579

RECORDED DATE: 02/03/2017 09:11:59 AM



3852846-00498

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** eSecureFile : 6067754**Document Reference:****Transaction #:**

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Document Page Count:

4

Operator Id:

lgordon

RETURN TO: (Simplifile)

HomeSale Settlement Services

131 Centerville Road

Lancaster, PA 17603

(717) 293-9760

SUBMITTED BY:

HomeSale Settlement Services

131 Centerville Road

Lancaster, PA 17603

*** PROPERTY DATA:**

Parcel ID #: 110-1626700000

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	\$500.00
COLUMBIA BOROUGH	\$500.00
Total:	\$1,065.50

INSTRUMENT # : 6315579

RECORDED DATE: 02/03/2017 09:11:59 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 and
RECORD AND RETURN TO:
Barrister's Settlement Services, LLC
131 Centerville Road
Lancaster, PA 17603

File No. **B16-49875**

Account Number: **110-16267-0-0000**
Premises: **41 WALNUT STREET, COLUMBIA, PA 17512**

This Indenture, Made the 2nd day of **February, 2017**.

Between

OLD COLUMBIA PUBLIC GROUND COMPANY, a not for profit corporation

(hereinafter called the Grantor), of the one part, and

BOROUGH OF COLUMBIA, a municipal corporation

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

Witnesseth That the said Grantor for and in consideration of the sum of **Fifty Thousand and 00/100 Dollars (\$50,000.00)** 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, its successors and assigns:

ALL THAT CERTAIN tract or parcel of land, lying and being situated in the Borough of Columbia, Lancaster County, Pennsylvania, being shown as lands of Public Grounds Company, Deed Book F, Volume 5, Page 336 parcel on a Subdivision Plan recorded as Instrument Number 2011-0288-J, more fully bounded and described as follows:

BEGINNING at a point located on the northern right-of-way line of Walnut Street, being sixty feet (60) in width, said point also being located one hundred seven and ninety-one hundredths feet (107.91), more or less, from the centerline of the westernmost set of rails of the now or formerly Norfolk Southern Railway Company; thence along the northern line of said Walnut Street, South forty-seven degrees twenty-four minutes twenty-three seconds West (S 47° 24' 23" W), a distance of two hundred eighty-four and seventy-five hundredths feet (284.75) plus or minus to the low water mark of the Susquehanna River; thence in and along the low water mark of the Susquehanna River the following two (2) courses and distances: 1) North forty-five degrees thirty-four minutes thirty seconds West (N 45° 34' 30" W), a distance of one hundred sixty-three and zero hundredths feet (163.00); 2) North thirty-five degrees thirty-four minutes thirteen seconds West (N 35° 34' 13" W), a distance of four hundred sixty-nine and zero hundredths feet (469.00) to a point, said point being at a corner of lands now or formerly of the Borough of Columbia, being Lot 5 of said Record Plan 2001-0288-1; thence continuing along said Lot 5, lands now or formerly of the Borough of Columbia, North forty-eight degrees thirteen minutes eight seconds

East (N 48° 13' 08" E), a distance of two hundred forty-four and seventy-six hundredths feet (244.76) to a point, said point being at a corner of other lands now or formerly of the Borough of Columbia, being Lot 4 of said Record Plan 2001-0288-J; thence continuing along said Lot 4, lands now or formerly of the Borough of Columbia, South forty-one degrees forty-six minutes fifty-two seconds East (S 41° 46' 52" E), a distance of six hundred twenty-four and eight-five hundredths feet (624.85) to the point of BEGINNING.

BEING THE SAME PREMISES which Christian Brenneman, Henry Martin and Jacob Mathiot by deed dated April 10, 1826 and recorded June 24, 1826 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book F, Volume 5, Page 336, granted and conveyed unto Old Columbia Public Ground Company.

AND BEING THE SAME PREMISES which John L. Wright by deed dated September 28, 1826 and recorded October 31, 1826 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book F, Volume 5, Page 434, granted and conveyed unto Old Columbia Public Ground Company.

AND THE SAID Grantor hereby retains a right of reversion of the title to the premises herein conveyed should the Grantee determine to no longer utilize the property as a public park; AND this right of reversion applies in the event Grantee fails to comply with the contingencies referenced within paragraph 4 of the Agreement of Sale.

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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, its successors or assigns do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that the said Grantor, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor, its successors and assigns, 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 has part hereunto set its hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

OLD COLUMBIA PUBLIC GROUND COMPANY

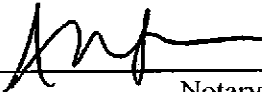
By: Anthony E. Ohrel (SEAL)
Anthony E. Ohrel, President

Commonwealth of Pennsylvania
County of Lancaster

ss:

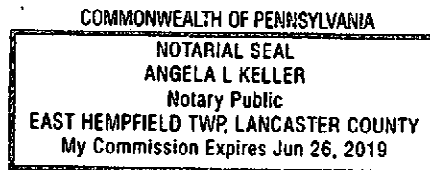
On this the 2nd day of February, 2017 before me, Angela L. Keller, the undersigned Notary Public appeared **Anthony E. Ohrel**, who acknowledged himself to be the **President** of **OLD COLUMBIA PUBLIC GROUND COMPANY**, a not for profit corporation, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the not for profit corporation by himself as **President**.

I hereunto set my hand and official seal.



Notary Public

My Commission Expires:



The address of the above-named Grantee
is: 308 Locust Street
Columbia, PA 17512



On behalf of the Grantee