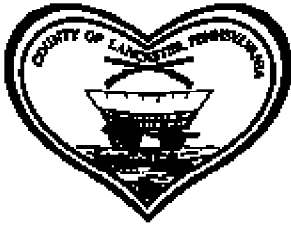


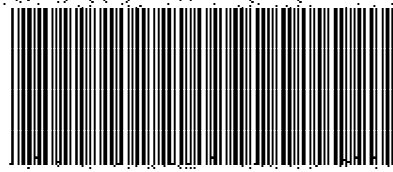
Lancaster County

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



INSTRUMENT # : 6332014

RECORDED DATE: 05/09/2017 01:12:47 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** PTI2753 The Art Printing Company**Document Reference:****Transaction #:**

3745732 - 1 Doc(s)

Document Page Count:

4

Operator Id:

lgordon

RETURN TO: (Email)

Prime Transfer, Inc.
1525 Oregon Pike
Suite 902
Lancaster, PA 17601

SUBMITTED BY:

Prime Transfer, Inc.
1525 Oregon Pike
Suite 902
Lancaster, PA 17601

*** PROPERTY DATA:**

Parcel ID #: 110-0676600000

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	\$1,662.80
COLUMBIA BOROUGH	\$1,662.80
Total:	\$3,391.10

INSTRUMENT # : 6332014

RECORDED DATE: 05/09/2017 01:12:47 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 Return to:

Prime Transfer Inc.
1525 Oregon Pike
Suite 902
Lancaster, PA 17601

File No. PT12753

Parcel ID # 110-06766-0-0000

This Indenture, made the 2nd day of May, 2017,

Between

MICHAEL J. SMOKER AND CHARLES R. GERFIN

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

THE ART PRINTING COMPANY, INC. OF LANCASTER

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

Witnesseth, that the said Grantors for and in consideration of the sum of **One Hundred Sixty-Six Thousand Two Hundred Eighty And 00/100 Dollars (\$166,280.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

All that certain lot or piece of land situated on the North side of Locust Alley, between Bank Alley and Second Street, in the Borough of Columbia, County of Lancaster, and State of Pennsylvania, on which are erected a two-story brick dwelling and other improvements thereon erected, bounded and described as follows, to wit:

Bounded on the South by Locust Street, on the West by Bank Alley, on the North by Alley H, and on the East by property now or late of Henry C. Garber.

Containing in front on Locust Street sixty (60) feet and extending in length or depth along the eastern side of Bank Alley one hundred ninety-one (191) feet.

Known as Lot No. 9 on the General Plan of the Borough of Columbia.

Also known as 131 Locust Street, Columbia, PA 17512.

PARCEL #110-06766-0-0000

BEING the same premises which P. Robert Baker, III, by Deed dated February 10, 2005, and recorded February 16, 2005, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 5399275, granted and conveyed unto Michael J. Smoker and Charles R. Gerfin, in fee.

Together with all and singular the buildings and 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 them, the said grantors, 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 above, with the buildings and improvements thereon erected, 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.

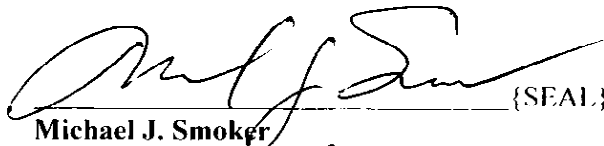
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

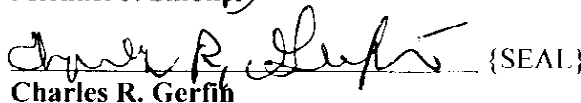
The remainder of this page was left intentionally blank.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delibered
in the Presence of Us:**

 {SEAL}

Michael J. Smoker

 {SEAL}

Charles R. Gerfin

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 2nd day of May, 2017, before me, the undersigned Notary Public, personally appeared **Michael J. Smoker and Charles R. Gerfin**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

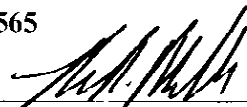
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

**180 Hillcrest Road
Pequea, PA 17565**


On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RYAN P. MELLINGER, NOTARY PUBLIC
MANHEIM TOWNSHIP, LANCASTER COUNTY
MY COMMISSION EXPIRES NOV. 26, 2017

Deed

Parcel ID # 110-06766-0-0000

Michael J. Smoker and Charles R. Gerfin

TO

The Art Printing Company, Inc. of Lancaster

Prime Transfer Inc.
1525 Oregon Pike
Suite 902
Lancaster, PA 17601