

Lancaster County

Ann M. Hess
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6385977

RECORDED DATE: 03/09/2018 01:18:25 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** eSecureFile : 7243952**Document Reference:****Transaction #:**

3794694 - 1 Doc(s)

Document Page Count:

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Operator Id:

dixonj2

RETURN TO: (Simplifile)

Clymer, Conrad P.C.
408 W CHESTNUT ST
LANCASTER, PA 17603
(717) 299-7101

SUBMITTED BY:

Clymer, Conrad P.C.
408 W CHESTNUT ST
LANCASTER, PA 17603

*** PROPERTY DATA:**

Parcel ID #: 110-5037000000

Municipality: COLUMBIA BOROUGH (100%)

School District: COLUMBIA SD

*** 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	\$40.25
Total:	\$70.25

INSTRUMENT # : 6385977

RECORDED DATE: 03/09/2018 01:18:25 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Ann M. Hess
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:
Clymer Bodene PC
408 West Chestnut Street
Lancaster, PA 17603
File No. 18.093
Parcel ID # 110-50370-0-0000

THIS DEED

Made this 21st day of February, 2018,

Between

LANCASTER COUNTY LAND BANK AUTHORITY

(hereinafter called the "Grantor"),

A
N
D

BROOKLINE BUILDERS, INC., a Pennsylvania Corporation

(hereinafter called the "Grantee"),

WITNESSETH, That in consideration of — **One And 00/100 Dollars (\$1.00)**, in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot of ground, together with the three story brick dwelling house and other improvements there on erected, known as 208-210 Locust Street, situate on the south side of Locust Street between South Second and South Third Streets in Columbia Borough, Lancaster County, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the south line of Locust Street, forty (40) feet east of the southeast corner of South Second and Locust Streets; and extending thence in an Eastwardly direction along the paid south line of Locust Street, in width in front, twenty-five (25) feet, and extending in depth in a Southwardly direction, uniform in width and parallel with South Second Street, seventy (70) feet.

BOUNDED North by Locust Street; South by property now or late of Thomas Graybill, Jr.; East by property now or late of Arthur Stauffer, and West by property now or late of Estate of M.S. Rupp, deceased.

BEING THE SAME PREMISES which the Borough of Columbia, by deed dated February 21, 2018 and recorded February 27, 2018 in the Recorder of Deeds Office in

and for Lancaster County as Instrument No. 6384204, granted and conveyed unto the Lancaster County Land Bank Authority.

And the said Grantor does hereby SPECIALLY warrant this property conveyed herein.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Board Chairman, . Dated the day and year first above written.

ATTEST:

LANCASTER COUNTY LAND BANK
AUTHORITY

{SEAL}

By:


James Eby, Board Chairman

{SEAL}

Commonwealth of Pennsylvania
County of Lancaster

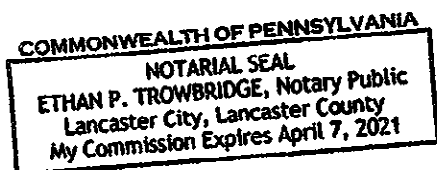
} ss

AND NOW, this 21st day of February, 2018, before me, the undersigned Notary Public, appeared **James Eby**, who acknowledged himself to be the **Board Chairman** of **Lancaster County Land Bank Authority**, and he, as such **Board Chairman** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing by himself as **Board Chairman**.

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



Notary Public
My commission expires 4/7/21



The precise residence and the complete post office address of the above-named Grantee is:
1630 Millersville Pike
Lancaster, PA 17603



On behalf of the 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	6385977
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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 Rick J. Hecker	Telephone Number: (717) 299-7101
Mailing Address 408 West Chestnut Street	City Lancaster
	State PA
	ZIP Code 17603

B. TRANSFER DATA

Date of Acceptance of Document / /	
Grantor(s)/Lessor(s) Lancaster County Land Bank Authority	Telephone Number: (717) 394-0793
	Grantee(s)/Lessee(s) Brookline Builders, Inc.
	Telephone Number:
Mailing Address 28 Penn Square	Mailing Address 1630 Millersville Pike
City Lancaster	State PA
ZIP Code 17603	City Lancaster
	State PA
	ZIP Code 17603

C. REAL ESTATE LOCATION

Street Address 208-210 Locust Street	City, Township, Borough Columbia Borough
County Lancaster	School District Columbia Borough
	Tax Parcel Number 110-50370-0-0000

D. VALUATION DATAWas 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 108,100.00	5. Common Level Ratio Factor x 1	6. Fair Market Value = 108,100.00

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

1a. Amount of Exemption Claimed \$ 108,100.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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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.) This Property is conveyed by a Land Bank created under 68 PaCS 2101

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 Rick J. Hecker Date 2/21/18

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