Lancaster County

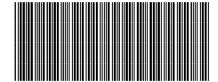
Ann M. Hess Recorder of Deeds 150 N. Queen Street Suite 315

Lancaster, PA 17603 Phone: 717-299-8238 Fax: 717-299-8393



INSTRUMENT # : 6387922

RECORDED DATE: 03/23/2018 09:56:19 AM



LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type: DEED Transaction Reference: eSecureFile: 7283027

Document Reference:

RETURN TO: (Simplifile) Clymer, Conrad P.C. **408 W CHESTNUT ST** LANCASTER, PA 17603

(717) 299-7101

Transaction #: 3796492 - 2 Doc(s) **Document Page Count:** 4

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Operator Id: **SUBMITTED BY:**

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

* PROPERTY DATA:

Parcel ID #: 110-10757-0-0000

COLUMBIA BOROUGH (100%) Municipality:

School District: COLUMBIA SD * ASSOCIATED DOCUMENT(S):

INSTRUMENT #: 6387922

RECORDED DATE: 03/23/2018 09:56:19 AM

FEES / TAXES:

RECORDING FEE: DEED \$13.00 \$2.00 CRC #6544 RIF #6543 \$3.00 \$0.50 WRIT TAX AFF HSG #6557 \$11.50 PA SURCHARGE #6548 \$40.25 Total: \$70.25 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



Ann M. Hess **Recorder of Deeds**

Page 1 of 5

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. 18.096 Parcel ID # 110-10757-0-0000

THIS DEED

Made this 213 day of March, 2018,

Between

LANCASTER COUNTY LAND BANK AUTHORITY

(hereinafter called the "Grantor"),

A N F

BROOKLINE BUILDERS, INC., a Pennsylvania Corporation

(hereinafter called the "Grantee"),

WITNESSETH, That in consideration of — No And 00/100 Dollars (\$.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 situated in the Borough of Columbia, County of Lancaster and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of Florence and Manor Streets; thence Southwardly along the West line of Florence Street, two hundred (200) feet more or less, to Alley X; thence Westwardly along the North line of Alley X fifty (50) feet to a point; thence Northwardly and parallel with Florence Street fifty-three (53) feet to a point; thence Eastwardly and parallel with Manor Street twenty-two (22) feet and ten (10) inches to a point; thence Northwardly and parallel with Florence Street one hundred and forty-seven (147)feet to the South line of Manor Street; thence Eastwardly along the South line of Manor Street twenty-seven (27) feet and two (2) inches to the PLACE OF BEGINNING.

THE improvements thereon erected are a two and one-half story brick dwelling and shop combined, a two story brick slaughter house four garages and other necessary outbuildings.

SUBJECT to the right-of-way from the property No. 492 Manor Street through this lot to Alley X.

03/23/2018 09:56:19 AM Document #6387922 LANCASTER COUNTY

BOUNDED on the North by Manor Street and property now or late of John Schlief; on the East by Florence Street; on the South by Alley X and on the West by property now or late of O'Donnel and John Schlief.

BEING THE SAME PREMISES which Francis J. Mongeau, by deed dated November 8, 2017 and recorded November 21, 2017 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania as Instrument No. 6368485 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: {SEAL} James Eby, Board Chairman
Commonwealth of Pennsylvania County of Lancaster	ss

AND NOW, this 2/5t day of March, 2018, before me, the undersigned Notary Public, appeared James Eby, who acknowledged himself to be the Board Chairman of Lancaster County Land Bank Authority, a corporation, 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.

Ethon s Troubells

My commission expires $\frac{4/7/21}{21}$

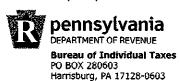
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL ETHAN P. TROWBRIDGE, Notary Public Lancaster City, Lancaster County My Commission Expires April 7, 2021

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)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY			
State Tax Paid	\$0.00		
Book Number	6387922		
Page Number			
Date Recorded	03/23/2018 09:56:19 AM		

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.

B. TRANSFER DATA Date of Acceptance of Document / Grantor(s)/Lessor(s) Telephone Number: Grantee(s)/Lessee(s) Telephone Number: Lancaster County Land Bank Authority (717) 394-0793 Brookline Builders, Inc. (717) 572-3715 Mailing Address 28 Penn Square 1630 Millersville Pike City State ZIP Code City State ZIP Code Lancaster PA 17603 C. REAL ESTATE LOCATION Street Address 494 Manor Street Columbia Borough Columbia Borough	A CORRECTION OF All in such			and the three fallers down in						
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Other (Please explain exemption claimed.) This Property is conveyed by a Land Bank created under 68 PACS 2151 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	·									
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Signature of Correspondent or Responsible Party Date					ng accompanying	HIIVI III	auvii, allu			
2/21/18	Signature of Correspondent or Responsible Party		· · · · · · · · · · · · · · · · · · ·		D	ate	·			
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.