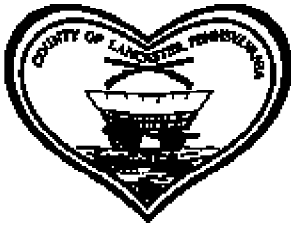


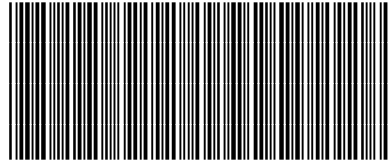
Lancaster County

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



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** eSecureFile : 7283027**Document Reference:****Transaction #:**

3796492 - 2 Doc(s)

Document Page Count:

4

Operator Id:

hhair

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 #: 110-10757-0-0000

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 # : 6387922

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

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

THIS DEED

Made this 21st day of March, 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 -- **No And 00/100 Dollars (\$0.00)**, 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.

BOUNDED on the North by Manor Street and property now or late of John Schlieff; 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 Schlieff.

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

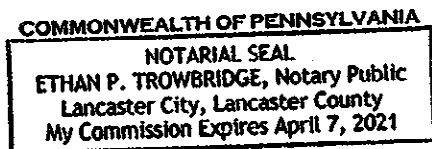
Commonwealth of Pennsylvania
County of Lancaster

} ss

AND NOW, this 21st 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.

Ethan P. Trowbridge
Notary Public
My commission expires 4/7/21

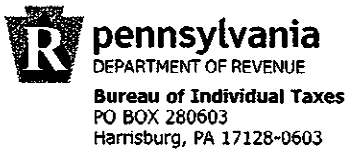


The precise residence and the complete post office address of the above-named Grantee is:

**1630 Millersville Pike
Lancaster, PA 17603**

Ethan P. Trowbridge
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.

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: (717) 572-3715
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 494 Manor Street		City, Township, Borough Columbia Borough	
County Lancaster	School District Columbia Borough	Tax Parcel Number 110-10757-0-0000	

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 126,000.00	5. Common Level Ratio Factor X 1	6. Fair Market Value = 126,000.00

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

1a. Amount of Exemption Claimed \$ 126,000.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

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 P.S. 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 <i>Rick J. Hecker</i>	Date 3/21/18
--	-----------------

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