

**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 # : 6408733  
RECORDED DATE: 07/20/2018 08:59:39 AM



3962021-0016N

### LANCASTER COUNTY ROD

#### OFFICIAL RECORDING COVER PAGE

Page 1 of 4

<b>Document Type:</b> DEED <b>Transaction Reference:</b> eSecureFile : 7628306 <b>Document Reference:</b>	<b>Transaction #:</b> 3814877 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> hhair
<b>RETURN TO:</b> (Simplifile) Lancaster County PA Sheriff's Office 50 North Duke Street Lancaster, PA 17608 (717) 299-8200	<b>SUBMITTED BY:</b> Lancaster County PA Sheriff's Office 50 North Duke Street Lancaster, PA 17608

<b>* PROPERTY DATA:</b> Parcel ID #: 110-72937-0-0000  Municipality: COLUMBIA BOROUGH (100%) School District: COLUMBIA SD	
<b>* ASSOCIATED DOCUMENT(S):</b>	

<b>FEES / TAXES:</b> 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 STATE RTT \$3,573.00 COLUMBIA BOROUGH \$1,786.50 COLUMBIA SD \$1,786.50 <b>Total:</b> \$7,216.25	<p>INSTRUMENT # : 6408733 RECORDED DATE: 07/20/2018 08:59:39 AM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.</p> The official seal of the Recorder of Deeds, Lancaster County, Pennsylvania, featuring a circular design with the text "RECORDERS OF DEEDS" and "LANCASTER COUNTY, PA".A handwritten signature of Ann M. Hess. <p>Ann M. Hess Recorder of Deeds</p>
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**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.

# SHERIFF'S DEED

## Know all Men by these Presents

*This deed made this 30th day of May 2018, I, Christopher Leppler, Sheriff of Lancaster County, in the Commonwealth of Pennsylvania, for and in consideration of the sum of ONE HUNDRED FIFTY-TWO THOUSAND AND XX / 100 [\$152,000.00] dollars, to me in hand paid do hereby grant and convey to*

NP1 Ventures, LLC

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ALL THAT CERTAIN tract of land with improvements known as 125 Bank Street thereon erected, situate in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

BEGINNING at the eastern corner of Avenue J and Bank Alley; and extending thence in a southwestwardly direction; along the northeast line of Bank Alley two hundred four and nine-tenths (204.9) feet; thence extending northwestwardly along property now or formerly of Frank Disanti and wife and the terminus of a private alley, sixty-three (63) feet; thence extending northwestwardly along said private alley, one hundred seventy-seven and five-tenths (177.5) feet to the southeast line of Avenue J; thence extending southwestwardly along the latter, seventy-four (74) feet to the place of BEGINNING.

BEING THE SAME PREMISES which J. Peter Heth and Carol A. Heth, husband and wife, by deed dated October 29, 2003 and recorded November 12, 2003 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 5266220, granted and conveyed unto Ronald G. Madar and Georgia D. Townsend, their heirs and assigns, as joint tenants with the right of survivorship.

PREMISES BEING: 125 Bank St, Columbia, PA 17512

UPI / TAX PARCEL NUMBER: 110-72937-0-0000

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*the same having been sold by me to the grantee on the 30th day of May 2018, after advertisement under a Writ of Execution issued on the 11th day of January 2016, out of the Court of Common Pleas of Lancaster County, Pennsylvania as Case Number: CI-15-08463, at the suit of*

BRANCH BANKING & TRUST COMPANY

v.

RIVERTOWNE PROPERTIES, LLC, RONALD G. MADAR AND GEORGIA D. TOWNSEND

*In witness whereof, I have hereunto affixed my signature this 30th day of May, 2018.*

*Sheriff of Lancaster, Pennsylvania*

(Seal)

Commonwealth of Pennsylvania  
Lancaster County

} ss.

*Before me the undersigned, Prothonotary of the Court of Common Pleas of Lancaster County, Pennsylvania, personally appeared Christopher Leppler, Sheriff of Lancaster County aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true, and that he acknowledged the same in order that said deed might be recorded.*

*Witness my hand and seal this 30th day of May, 2018.*

*Christopher Wood Jacob*  
Prothonotary of the Court of Common Pleas

*I hereby certify the address of the within Grantee is: 899 S. Chiques Rd., Suite D, Manheim, PA 17545*

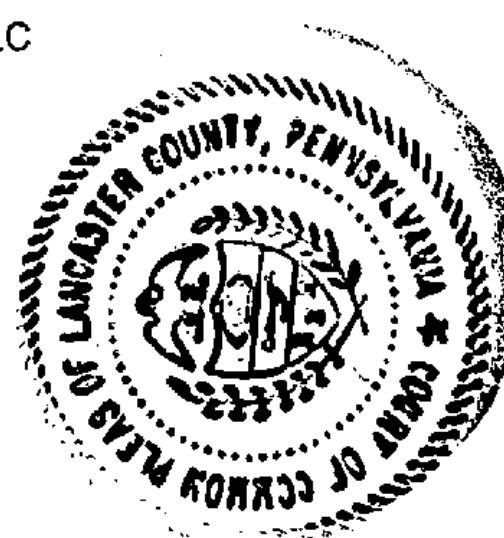
*Sheriff of Lancaster, Pennsylvania*

## SHERIFF'S DEED

BY SHERIFF TO:

NP1 Ventures, LLC

Location: 125 Bank St, Columbia, PA 17512



REV-183 EX (2-15)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	\$3,573.00
Book Number	6408733
Page Number	
Date Recorded	07/20/2018 08:59:39 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	Telephone Number:		
Brian Zulli	(717) 537-2024		
Mailing Address	City	State	ZIP Code
899 S Chiques Rd Suite D	Manheim	PA	17545

## B. TRANSFER DATA

Date of Acceptance of Document	06 / 15 / 2018			
Grantor(s)/Lessor(s)	Telephone Number:		Grantee(s)/Lessee(s)	Telephone Number:
Lancaster County Sheriff	(717) 299-8200		NP 1 Ventures LLC	(717) 537-2024
Mailing Address	Mailing Address			
50 N Duke Street	899 S Chiques Rd Suite D			
City	City	State	ZIP Code	ZIP Code
Lancaster	Manheim	PA	17602	PA 17545

## C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
125 Bank Street Columbia, PA 17512	Columbia Borough
County	School District
Lancaster	Columbia SD
	Tax Parcel Number
	1107293700000

## D. VALUATION DATA

Was transaction part of an assignment or relocation?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
1. Actual Cash Consideration	2. Other Consideration
152,000.00	+ 0.00
4. County Assessed Value	5. Common Level Ratio Factor
357,300.00	× 1.00
3. Total Consideration	
	= 152,000.00
6. Computed Value	
	= 357,300.00

## E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 0.00	100.00 %	100.00 %

## 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.) \_\_\_\_\_

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
	06/15/18

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