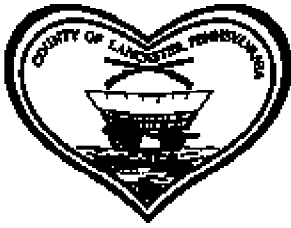


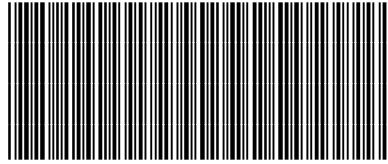
Lancaster County

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



INSTRUMENT # : 6405403

RECORDED DATE: 07/02/2018 10:17:28 AM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** eSecureFile : 7572616**Document Reference:****Transaction #:**

3811906 - 2 Doc(s)

Document Page Count:

3

Operator Id:

lgordon

RETURN TO: (Simplifile)

Nikolaus and Hohenadel, LLP

327 Locust Street

Columbia, PA 17512

(717) 684-4422

SUBMITTED BY:

Nikolaus and Hohenadel, LLP

327 Locust Street

Columbia, PA 17512

*** PROPERTY DATA:**

Parcel ID #: 110-2171300000

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
STATE RTT	\$17,500.00
COLUMBIA BOROUGH	\$8,750.00
COLUMBIA SD	\$8,750.00
Total:	\$35,070.25

INSTRUMENT # : 6405403

RECORDED DATE: 07/02/2018 10:17:28 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/Return To:

Nikolaus & Hohenadel, LLP
327 Locust Street
Columbia, PA 17512
717-684-4422 or 717-285-5549

File #21874

Parcel ID # 110-21713-0-0000
401 Locust Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 29 day of JUNE, 2018,

Between

CIMARRON INVESTMENTS, LLC, a Pennsylvania limited liability company

(hereinafter called the Grantor),

and

CHI ST. JOSEPH CHILDREN'S HEALTH, a Pennsylvania nonprofit corporation

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Ten And 00/100 Dollars (\$10.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns

ALL THAT CERTAIN lot or parcel of land, together with the buildings and improvements thereon erected and being known as premises No. 401, 403, 405, 407 and 409 Locust Street, situate on the Northeasterly corner of Fourth Street and Locust Street, in the Borough of Columbia, County of Lancaster, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows::

BEGINNING at a point formed by the intersection of the Northerly line of Locust Street with the Easterly line of Fourth Street; thence extending in a northerly direction along the Easterly line of Fourth Street, a distance of ninety-nine and thirty-three one-hundredths (99.33) feet to a point; thence leaving the Easterly line of Fourth Street and extending in an Easterly direction along property now or late of John Eichorn, by a line being a distance of ninety-nine and thirty-three one-hundredths (99.33) feet Northwardly from a parallel with the Northerly line of Locust Street, a distance of ninety (90) feet to a point; thence extending in a Southerly direction along property now or late of William Frederick Maulick, a distance of ninety-nine and thirty-three one-hundredths (99.33) feet to a point on the Northerly line of Locust Street; thence extending in a Westerly direction along the Northerly line of Locust Street, a distance of ninety (90) feet to the place of BEGINNING.

BEING the same premises which TMIS, LLC, a Pennsylvania limited liability company, by Deed dated April 19, 2013, and recorded April 25, 2013, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 6073529, granted and conveyed unto Cimarron Investments, LLC, a Pennsylvania limited liability company, its successors and assigns.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

WITNESS:

CIMARRON INVESTMENTS, LLC

By:


Donald C. Murphy, Member

Commonwealth of Pennsylvania } ss
County of Lancaster

This record was acknowledged before me this 29th day of JUNE, 2018, by **Donald C. Murphy**, as **Member** who represents that he is authorized to act on behalf of **CIMARRON INVESTMENTS, LLC**.


Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kristina Ann Ahrens, Notary Public
Columbia Boro, Lancaster County
My Commission Expires July 10, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Grantee Address:

1929 Lincoln Highway East, Suite 150
Lancaster, PA 17602


On behalf of Grantee

**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.

State Tax Paid	\$17,500.00
Book Number	6405403
Page Number	
Date Recorded	07/02/2018 10:17:28 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 Nikolaus & Hohenadel, LLP		Telephone Number: (717) 684-4422	
Mailing Address 327 Locust Street	City Columbia	State PA	ZIP Code 17512

B. TRANSFER DATA

Date of Acceptance of Document 06 / 29 / 2018			
Grantor(s)/Lessor(s) CIMARRON INVESTMENTS, LLC	Telephone Number:	Grantee(s)/Lessee(s) CHRIST JOSEPH CHILDREN'S HEALTH	Telephone Number:
Mailing Address P.O. Box 248		Mailing Address 1929 Lincoln Highway East, Suite 150	
City Columbia	State PA	ZIP Code 17512	City Lancaster
			State PA
			ZIP Code 17602

C. REAL ESTATE LOCATION

Street Address 401 Locust Street		City, Township, Borough Columbia Borough	
County Lancaster	School District Columbia Borough School District	Tax Parcel Number 110-21713-0-0000	

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1,750,000.00	2. Other Consideration + 0.00	3. Total Consideration = 1,750,000.00
4. County Assessed Value 393,500.00	5. Common Level Ratio Factor X 1.00	6. Computed Value = 393,500.00

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

1a. Amount of Exemption Claimed \$ 0.0%	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.) _____

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>Michael S. Graber</i>	Date 06-29-2018
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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.