

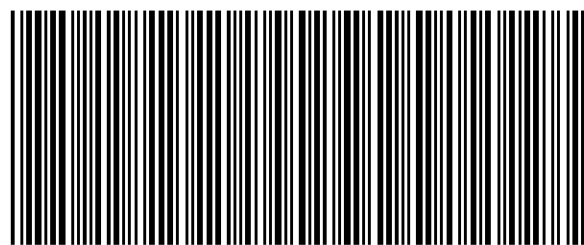
Lancaster County

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



INSTRUMENT # : 6416987

RECORDED DATE: 09/05/2018 11:56:00 AM



3971314-0022P

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

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

3822016 - 1 Doc(s)

Document Page Count:

3

Operator Id:

lgordon

RETURN TO: (Email)

Cathy Eveler

100 East Market Street

York, PA 17401

SUBMITTED BY:

Cathy Eveler

100 East Market Street

York, PA 17401

*** PROPERTY DATA:**

Parcel ID #: 110-1140700000

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	\$4,750.00
COLUMBIA BOROUGH	\$2,375.00
COLUMBIA SD	\$2,375.00
Total:	\$9,570.25

INSTRUMENT # : 6416987

RECORDED DATE: 09/05/2018 11:56:00 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: Barley Snyder LLP
 126 East King Street
 Lancaster, PA 17602-2893
 717.399.1516

Return To: Caroline M. Hoffer, Esquire

Parcel ID#: 110-11407-0-0000

Warranty Deed, Short Form

DEED

THIS DEED made the 4th day of September in the year two thousand eighteen (2018),

between **TODD M. KRAMER and DIANA L. KRAMER**, husband and wife of Lancaster County, Pennsylvania,

Grantors

and **LA 137 LOCUST LLC**, a Pennsylvania limited liability company, with offices at 1340 Rossmoyne Road, Mechanicsburg, Pennsylvania 17055

Grantee

WITNESSETH, that in consideration of **FOUR HUNDRED SEVENTY-FIVE THOUSAND and 00/100 DOLLARS (\$475,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot of ground together with a three-story brick hotel building and improvements known as 137-141 Locust Street (formerly known as 137-147 Locust Street) thereon erected, situated on the Northwest side of Locust Street between North Front and North Second Streets in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

COMMENCING at a point on the Northwest line of Locust Street, sixty (60) feet Northeast of the North corner of Locust Street and Bank Alley; and extending thence in a Northwestwardly direction along property now or formerly of Jean N. Baker, one hundred ninety-five (195) feet, more or less, to the Southeast line of Avenue H; thence extending in a Northeastwardly direction along the Southeast line of Avenue H, sixty (60) feet, more or less, to property now or formally of Gerald C. Frey and Hazel M. Frey, his wife; thence extending in a Southeastwardly direction parallel with Bank Alley and along said property now or formally of Gerald C. Frey and wife, ninety-two and eight-tenths (92.8) feet to a point; thence extending in a Northeastwardly direction along the same and parallel with Locust Street, one and one-tenth (1.1) feet; thence extending in a Southeastwardly direction parallel with Bank Alley and

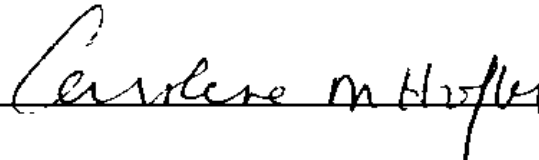
through the middle of a brick party wall of the building erected on the within described lot of ground and the building erected on the lot adjoining on the Northeast, ninety-four and one tenth (94.1) feet, more or less, to the Northwest line of Locust Street; thence extending in a Southwardly direction along the said Northwest line of Locust Street in width in front sixty-four and one-third (64 1/3) feet to the place of BEGINNING.

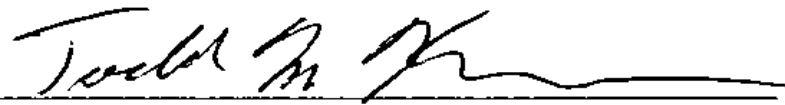
BEING THE SAME PREMISES which Jay S. and Esther A. Lewis by Deed dated July 29, 2003, and recorded August 22, 2003, in the Recorder's Office in and for Lancaster County, Pennsylvania to Document Id No. 5225382, granted and conveyed unto Todd M. Kramer and Diana L. Kramer, husband and wife, the Grantors herein.

AND the said Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

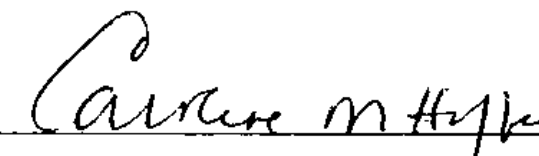
IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.


Signed, Sealed and Delivered
in the Presence of





Todd M. Kramer



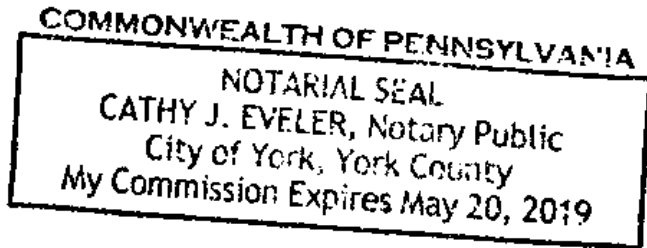


Diana L. Kramer

Commonwealth of Pennsylvania :
 : SS.
 County of Lancaster :

On this 4th day of September, 2018, before me, the undersigned officer, personally appeared **Todd M. Kramer and Diana L. Kramer, husband wife**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained.

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



Cathy J. Eveler

 Notary Public

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 1340 Rossmoyne Road, Mechanicsburg, Pennsylvania 17055.

Caroline M. Hoffer

 Caroline M. Hoffer, Esquire
 Attorney for Grantee