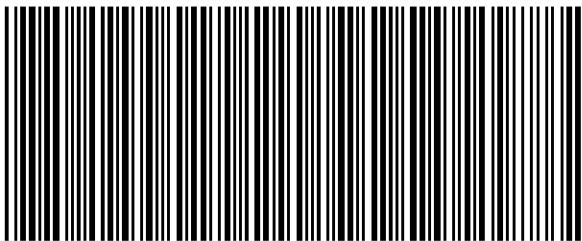


Lancaster County
Ann M. Hess
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6428386
RECORDED DATE: 11/13/2018 11:30:17 AM



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LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 3

Document Type: DEED Transaction Reference: eSecureFile : 7968684 Document Reference:	Transaction #: 3832363 - 3 Doc(s) Document Page Count: 2 Operator Id: hhair
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 #: 110-72937-0-0000

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 STATE RTT \$2,750.00 COLUMBIA BOROUGH \$1,375.00 COLUMBIA SD \$1,375.00 Total: \$5,570.25	<p>INSTRUMENT # : 6428386 RECORDED DATE: 11/13/2018 11:30:17 AM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.</p>   <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.

Prepared By/Return To:

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

File #22281

Parcel ID # 110-72937-0-0000
125 Bank Avenue, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 9th day of November, 2018,

Between

NP1 VENTURES, LLC, a Pennsylvania limited liability company

(hereinafter called the Grantor),
and

MURPHY ACQUISITION GROUP, LLC, a Pennsylvania limited liability company

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Seventy-Five Thousand And 00/100 Dollars (\$275,000.00)** lawful money of the United States of America, unto them 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 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 Christopher Leppler, Sheriff of Lancaster County, by Sheriff's Deed dated May 30, 2018, and recorded July 20, 2018, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 6408733, granted and conveyed unto NP1 Ventures, LLC, 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 they, 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 them, 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:

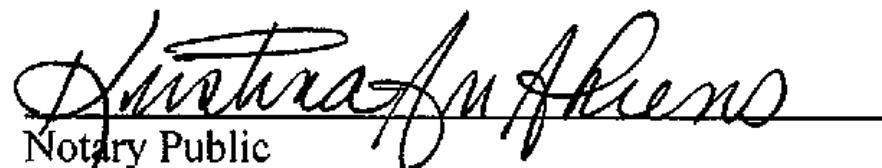
NP1 VENTURES, LLC

By:

Brian N. Zulli, Member

Commonwealth of Pennsylvania } ss
County of Lancaster

This record was acknowledged before me this 9th day of November, 2018, by **Brian N. Zulli**, as **Member** who represents that he is authorized to act on behalf of **NP1 VENTURES, LLC**.


Kristina Ann Ahrens
Notary Public
My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Kristina Ann Ahrens, Notary Public
Lancaster County
My commission expires July 10, 2022
Commission number 1191687
Member, Pennsylvania Association of Notaries

Grantee Address:

**430 Walnut Street
P.O. Box 248
Columbia, PA 17512**

On behalf of Grantee