

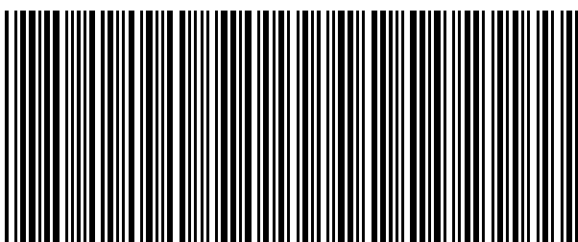
Lancaster County

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



INSTRUMENT # : 6438699

RECORDED DATE: 01/16/2019 03:00:59 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** eSecureFile : 8139603**Document Reference:****Transaction #:**

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Operator Id:

macrinam

RETURN TO: (Simplifile)

Regal Abstract Lancaster
600A Eden Road
Lancaster, PA 17601
(717) 399-9600

SUBMITTED BY:

Regal Abstract Lancaster
600A Eden Road
Lancaster, PA 17601

*** PROPERTY DATA:**

Parcel ID #: 110-5033200000

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	\$3,250.00
COLUMBIA BOROUGH	\$1,625.00
COLUMBIA SD	\$1,625.00
Total:	\$6,570.25

INSTRUMENT # : 6438699

RECORDED DATE: 01/16/2019 03:00:59 PM

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.**

File No. RGL1-20130 SJ

Prepared by and Return to:

Regal Abstract, L.P.
600A Eden Road
Lancaster, PA 17601

Premises

401- 417 North Third Street
Columbia, PA 17512
Columbia Borough, Lancaster County
Parcel ID # 110-50332-0-0000

This Indenture, made the 15 day of January, 2019,

Between

STEPHEN W. RUPP AND JEAN M. RUPP, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

NGA PHUONG PHAN

(hereinafter called the Grantee), of the other part,

Witnesseth, that the Grantors for and in consideration of the sum of **Three Hundred Twenty-Five Thousand And 00/100 Dollars (\$325,000.00)**, lawful money of the United States of America, unto them and truly paid by the Grantee, the receipt whereof is hereby acknowledged, do grant, bargain and sell, release and confirm unto the Grantee.

TRACT NO. 1:

ALL THAT CERTAIN lot of ground situate on the Northeast corner of Third and Maple Streets, known and numbered as 401-417 North Third Street, in the Borough of Columbia, County of Lancaster , Pennsylvania, aforesaid on which are erected a three story brick dwelling and other improvements bounded and described as follows, viz;

BEGINNING at the intersection of Third and Maple Streets, thence Eastwardly along said Maple Street one hundred and twenty (120') feet to a twelve feet wide private alley; thence Northwardly along the West line of said private alley eighty (80') feet to a point; thence Westwardly along land now or formerly

of the estate of Elizabeth L. Owen and parallel with said Maple Street, one hundred and twenty (120') feet to Third Street; thence Southwardly along the East line of Third Street, eighty (80') feet to the PLACE OF BEGINNING.

TRACT NO. 2:

ALL THAT CERTAIN lot situate on the East side of Third Street between Maple and Linden Streets, known and numbered as 401-417 North Third Street, in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows, viz:

MEASURING in width in front on Third Street forty (40) feet and extending in depth Eastwardly of a uniform width one hundred twenty (120') feet.

BOUNDED west by Third Street; North by property now or late of Sarah McCorkle Case; East by a twelve feet wide private alley; and South by other property now or late of Philip M. Rupp and Jeannette M. Rupp.

EXCEPTING AND RESERVING THEREFROM all that certain tract of land which the Columbia Pretzel Company, a Pennsylvania corporation, by deed dated June 3, 1935, and recorded June 5, 1935, in Record Book D, Volume 32, Page 521, Lancaster County Records, granted and conveyed unto Ethel M. Schreiber, Mervin S. Rupp Jr., Arthur M. Rupp and Philip M Rupp.

EXCEPTING AND RESERVING THEREFROM all that certain tract of land which the Columbia Pretzel Company, a Pennsylvania corporation, by deed dated July 11, 1953, and recorded September 25, 1953, in Record Book X, Volume 42, Page 223, granted and conveyed unto Ethel M. Schreiber, Mervin S. Rupp Jr., Arthur M. Rupp and Philip M Rupp.

BEING THE SAME PREMISES which Stephen W. Rupp and Jean M. Rupp, husband and wife by deed dated April 23, 1992 and recorded May 6, 1992 in the Office of the Recorder of Deeds in and for Lancaster County, PA in Record Book 3487, Page 262 granted and conveyed unto Stephen W. Rupp and Jean M. Rupp, husband and wife.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the Grantors, as well at law as in equity, of, in and to the same.

To have and to hold the lot of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, her heirs and assigns, to and for the only proper use and behoof of the Grantee, her heirs and assigns, forever.

And the Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the Grantee, her heirs and assigns, that they, the Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, her heirs and assigns, against them, the

Grantors, and their heirs, will warrant **specially** and defend against the lawful claims of all persons claiming by, through or under the Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

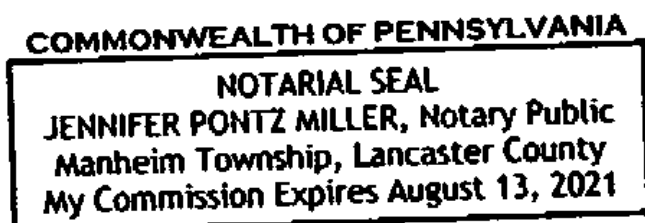
Stephen W. Rupp {SEAL}
Stephen W. Rupp

Jean M. Rupp {SEAL}
Jean M. Rupp

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 15 day of January, 2019, before me, the undersigned Notary Public, personally appeared **Stephen W. Rupp and Jean M. Rupp**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



Jennifer Pontz Miller
Notary Public

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

401B North Third Street
Columbia, PA 17512

Jennifer Pontz Miller
On behalf of the Grantee