

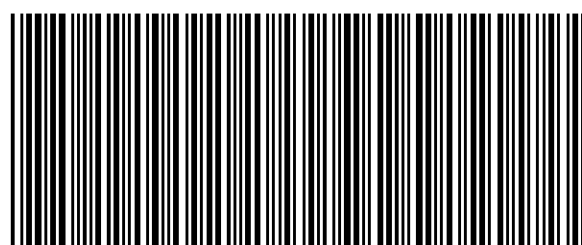
Lancaster County

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



INSTRUMENT # : 6440861

RECORDED DATE: 01/31/2019 04:08:54 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

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

3843445 - 1 Doc(s)

Document Page Count:

4

Operator Id:

dixonj2

RETURN TO: (Email)

Jeffrey D. Mohler
408 West Chestnut Street
Lancaster, PA 17603

SUBMITTED BY:

Jeffrey D. Mohler
408 West Chestnut Street
Lancaster, PA 17603

*** PROPERTY DATA:**

Parcel ID #: 110-6989500000

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

Total: \$70.25

INSTRUMENT # : 6440861

RECORDED DATE: 01/31/2019 04:08:54 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.

Prepared by and Return to:
Clymer Conrad, P.C.
408 West Chestnut Street
Lancaster, PA 17603
File No. 18.003
Parcel ID # 110-69895-0-0000

THIS DEED

Made this 21st day of January, 2019,

Between

CYNTHIA L. BANASZAK

(hereinafter called the "Grantor"),

A
N
D

LANCASTER COUNTY LAND BANK AUTHORITY

(hereinafter called the "Grantee"),

WITNESSETH, That in consideration of --- **Twenty-Two Thousand And 00/100 Dollars (\$22,000.00)**, in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or tract of land being situated on the south side of Union Street, between Fourth and Third Streets, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, and being known as No. 324 Union Street as shown on a survey prepared by Huth Engineers, Inc., dated May 27, 197, Drawing No. AC- 3483, said lot being more fully bounded and described as follows:

BEGINNING at a point in the south line of Union Street, a corner of land of Milton G. Scott, Jr., said point being the center line of a party wall situated between No. 322 and No. 324 Union Street, said point being situated a distance of two hundred twenty-one and fifteen hundredths (221.15) feet northeast of the east line of Third Street; thence extending along the south line of Union Street, North seventy nine degrees three minutes East (N 79 degrees 3 minutes E), a distance of seventeen and fifty hundredths (17.50) feet to a point in line of land of Jack Read Bish; thence extending along the same, south fourteen degrees three minutes forty five seconds East (S 14 degrees 3 minutes 45 seconds E) a distance of one hundred eighteen and fifty nine hundredths (118.59) feet to a point in the north line of Avenue L; thence extending along the same,, North eighty-eight degrees twenty-two minutes West (N 88 degrees 22

minutes W), a distance of seventeen and thirty-two hundredths (17.32) feet to a point, a corner of land of Milton C. Scott, Jr.; thence extending, along the same, the following four courses and distances: (1) North fifteen degrees three minutes fifteen seconds West (N 15 degrees 3 minutes 15 seconds W), a distance of fifty-four and eighty-eight hundredths (54.88) feet to a point; (2) North fifteen degrees six minutes fifty seconds West (N 15 degrees 6 minutes 50 seconds W) a distance of thirty-three and eighty-eight hundredths (33.88) feet to a point (3) South seventy-eight degrees fifty-two minutes thirty seconds West (S 78 degrees 52 minutes 30 seconds W), a distance of zero and twenty-eight hundredths (.28) feet to a point; and (4) North eleven degrees forty-six minutes fifteen seconds West (N 11 degrees 46 minutes 15 seconds W), a distance of twenty-six and twelve hundredths (26.12) feet to the point and place of BEGINNING.


SAID LAST mentioned course having extended through the center of a party wall situated between No. 322 and No. 324 Union Street.

BEING PART OF THE SAME PREMISES which Jack L Wood and Tammy L. Wood by deed dated November 27, 1996 and recorded December 2, 1996 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania as Book 5187, Page 694 granted and conveyed unto Cynthia L. Banaszak.

And the said Grantor does hereby SPECIALLY warrant this property conveyed herein.
In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated
the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

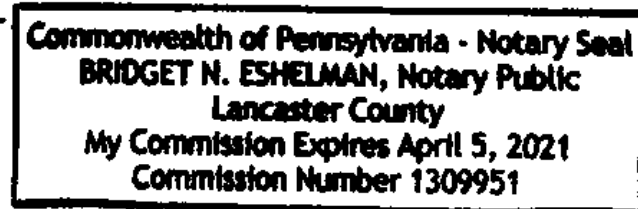
 {SEAL}
Cynthia L. Banaszak

Commonwealth of Pennsylvania
County of Lancaster

} ss

On this, the 20th day of January, 2019, before me, the undersigned Notary Public,
personally appeared **Cynthia L. Banaszak**, known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument, and acknowledged that she executed
the same for the purposes therein contained.


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



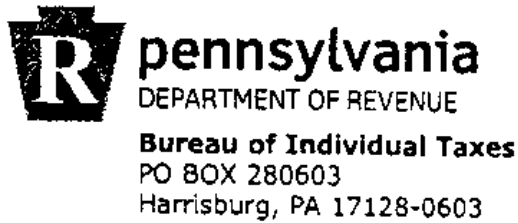

Notary Public
My commission expires 04.05.21

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

**28 Penn Square
Suite 200
Lancaster, PA 17603**


On behalf of the Grantee

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	\$0.00
Book Number	6440861
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Date Recorded	01/31/2019 04:08:54 PM

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	Christopher A. Sarno	Telephone Number:	(717) 299-7101
Mailing Address	408 West Chestnut Street	City	Lancaster
		State	PA
		ZIP Code	17603

B. TRANSFER DATA

Date of Acceptance of Document	/ /		
Grantor(s)/Lessor(s)	Cynthia L. Banaszak	Telephone Number:	(717) 875-9973
Mailing Address	933 Louise Avenue	Grantee(s)/Lessee(s)	Lancaster County Land Bank Authority
City	Lancaster	Mailing Address	28 Penn Square, Suite 200
State	PA	City	Lancaster
ZIP Code	17601	State	PA
		ZIP Code	17603

C. REAL ESTATE LOCATION

Street Address	324 Union Street	City, Township, Borough	Lancaster City
County	Lancaster	School District	School District of Lancaster
		Tax Parcel Number	110-69895-0-0000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
22,000.00	+ 0.00	= 22,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
62,000.00	x 1.00	= 62,000.00

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
\$ 100.00	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.) This property is conveyed by a Land Bank created under 68 PA CS 2101

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

1/29/19

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