

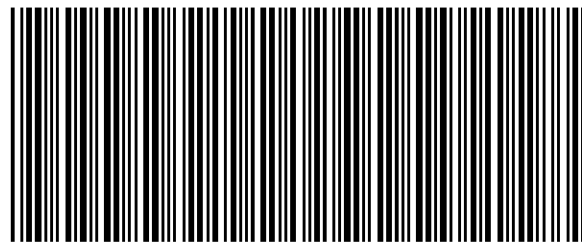
Lancaster County

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



INSTRUMENT # : 6448263

RECORDED DATE: 03/22/2019 10:15:37 AM



4007902-0016M

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** eSecureFile : 8317340**Document Reference:****Transaction #:** 3850198 - 1 Doc(s)**Document Page Count:** 3**Operator Id:** lgordon**RETURN TO:** (Simplifile)

Lancaster County PA Sheriff's Office
50 North Duke Street
Lancaster, PA 17608
(717) 299-8200

SUBMITTED BY:

Lancaster County PA Sheriff's Office
50 North Duke Street
Lancaster, PA 17608

*** PROPERTY DATA:**

Parcel ID #: 110-4103200000

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	\$1,612.00
COLUMBIA BOROUGH	\$806.00
COLUMBIA SD	\$806.00
Total:	\$3,294.25

INSTRUMENT # : 6448263

RECORDED DATE: 03/22/2019 10:15:37 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.**

SHERIFF'S DEED

Know all Men by these Presents

This deed made this 30th day of January 2019, I, Christopher Leppler, Sheriff of Lancaster County, in the Commonwealth of Pennsylvania, for and in consideration of the sum of ONE HUNDRED TWENTY-THREE THOUSAND AND XX / 100 [\$123,000.00] dollars, to me in hand paid do hereby grant and convey to

BP Real Estate Investment Group, LP

ALL THAT CERTAIN tract of ground known as 1420 Cloverton Drive, with a ranch-type dwelling house and other improvements erected thereon, situate in Columbia Borough, Lancaster County; Pennsylvania, and being Lot 3, Section A, of Cloverton Park (Subdivision Plan Books J-26, Page 24, and J-35, Page 49), and bounded and described as follows:

BEGINNING at a point on the south line of Jetty Lane, a corner of Lot 2, Section A, of Cloverton Park; thence extending along the south line of Jetty Lane, North 68 degrees 53 minutes East, a distance of 100.00 feet to a point, a corner of Lot 4, Section A; thence extending along Lot 4, South 21 degrees 7 minutes East, a distance of 133.47 feet to a point in line of property now or late of E. W. Jones and property now or late of Howard L. Resline, South 78 degrees 55 minutes West, a distance of 101.55 feet to a point, a corner of Lot 2; thence extending along Lot 2, North 21 degrees 7 minutes West, a distance of 115.78 feet to a point, the place of BEGINNING.

SUBJECT to restrictions, covenants and conditions as set forth in Deed Book Z, Volume 49, Page 330.

BEING the same premises which Donald T. Rhoads, a/k/a Donald T. Rhoads, Sr., widower, by deed dated even date herewith and intended for recording immediately prior to this mortgage, granted and conveyed unto Stephanie K. Brubaker, married woman, as sole owner, her heirs and assigns. Deed dated 03/20/2018, recorded 04/02/2015 and Instrument # 6195500

PREMISES BEING: 1420 CLOVERTON DR, COLUMBIA, PA 17512

UPI / TAX PARCEL NUMBER: 110-41032-0-0000

the same having been sold by me to the grantee on the 30th day of January 2019, after advertisement under a Writ of Execution issued on the 23rd day of August 2018, out of the Court of Common Pleas of Lancaster County, Pennsylvania as Case Number: CI-18-04294, at the suit of

PENNSYLVANIA HOUSING FINANCE AGENCY

v.

STEPHANIE K. BRUBAKER

In witness whereof, I have hereunto affixed my signature this 30th day of January, 2019.



Sheriff of Lancaster, Pennsylvania

(Seal)

Commonwealth of Pennsylvania
Lancaster County

} SS.

Before me the undersigned, Prothonotary of the Court of Common Pleas of Lancaster County, Pennsylvania, personally appeared Christopher Leppler, Sheriff of Lancaster County aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true, and that he acknowledged the same in order that said deed might be recorded.

Witness my hand and seal this 30th day of January, 2019.



Prothonotary of the Court of Common Pleas

I hereby certify the address of the within Grantee is: 1770 Oregon Pike, Lancaster, PA 17601



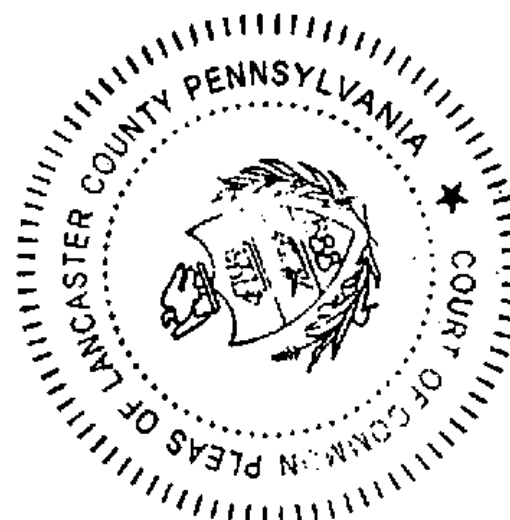
Sheriff of Lancaster, Pennsylvania

SHERIFF'S DEED

BY SHERIFF TO:

BP Real Estate Investment Group, LP

Location: 1420 CLOVERTON DR, COLUMBIA, PA 17512





Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	\$1,612.00
Book Number	6448263
Page Number	
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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 Benjamin Siegrist	Telephone Number: (717) 327-0232
Mailing Address 1770 Oregon Pike	City Lancaster
	State PA
	ZIP Code 17601

B. TRANSFER DATA

Date of Acceptance of Document 1/30/19	
Grantor(s)/Lessor(s) Lancaster Co Sheriff	Telephone Number: (717) 299-8200
	Grantee(s)/Lessee(s) BP Real Estate Investment Group LP
	Telephone Number: (717) 327-0232
Mailing Address 50 N Duke St	Mailing Address 1770 Oregon Pike
City Lancaster	City Lancaster
State PA	State PA
ZIP Code 17602	ZIP Code 17601

C. REAL ESTATE LOCATION

Street Address 1420 Cloverton Dr	City, Township, Borough Columbia Boro
County Lancaster	School District Columbia Boro
	Tax Parcel Number 110-41032-0-0000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 123,000.00	2. Other Consideration +0.00	3. Total Consideration = 123,000.00
4. County Assessed Value 161,200.00	5. Common Level Ratio Factor X 1.00	6. Computed Value = 161,200.00

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

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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

Date

02/12/19

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