

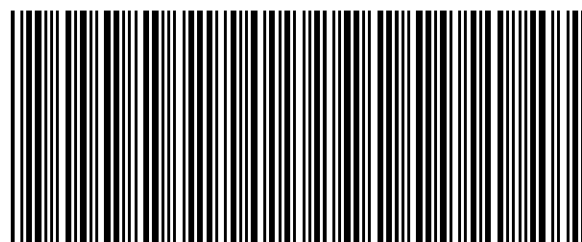
Lancaster County

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



INSTRUMENT # : 6448241

RECORDED DATE: 03/22/2019 09:48:49 AM



4007891-0016T

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** eSecureFile : 8317299**Document Reference:****Transaction #:** 3850189 - 1 Doc(s)**Document Page Count:** 3**Operator Id:** dixonj2**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 #: 110-5598100000

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	\$875.00
COLUMBIA BOROUGH	\$437.50
COLUMBIA SD	\$437.50
Total:	\$1,820.25

INSTRUMENT # : 6448241

RECORDED DATE: 03/22/2019 09:48:49 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



A handwritten signature in black ink, appearing to read "Ann M. Hess".

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 SIXTY-EIGHT THOUSAND AND XX / 100 [\$68,000.00] dollars, to me in hand paid do hereby grant and convey to

FHG 92, LLC

All that certain lot of ground with a two and one half story frame dwelling and other improvements thereon erected, situate No. 542 on the west side of North Second Street, between Cedar Street and Avenue C in the Borough of Columbia, Lancaster County, Pennsylvania, bound and described as follows, to wit: Measuring in width in front on North Second Street twenty (20') feet and extending in depth in a westwardly direction, uniform in width one hundred (100) feet to a private avenue

BEING the same premises which Wilbur R. Houck and Belle E. Houck, husband and wife by Deed dated November 12, 2009 and recorded November 17, 2009 in Instrument# 5823914 granted and conveyed Lisa R. Leshner, adult individual.

PREMISES BEING: 542 NORTH 2ND STREET, COLUMBIA, PA 17512

UPI / TAX PARCEL NUMBER: 110-55981-0-0000.

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 20th day of August 2018, out of the Court of Common Pleas of Lancaster County, Pennsylvania as Case Number: CI-18-01896, at the suit of

OCWEN LOAN SERVICING, LLC

v.

LISA R. LESHER

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: 516 Habecker Church Rd., Lancaster, PA 17603



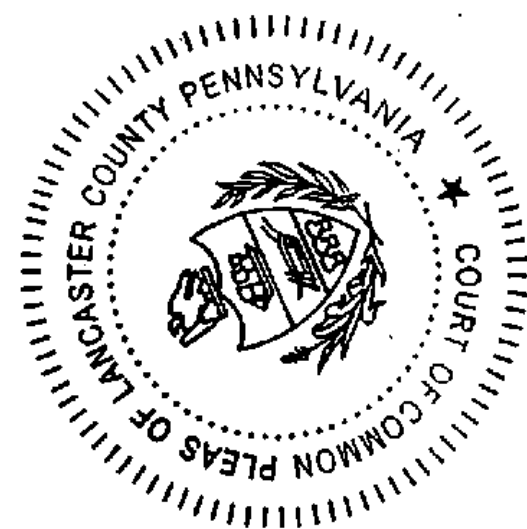
Sheriff of Lancaster, Pennsylvania

SHERIFF'S DEED

BY SHERIFF TO:

FHG 92, LLC.

Location: 542 NORTH 2ND STREET, COLUMBIA, PA 17512



REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
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	\$875.00
Book Number	6448241
Page Number	
Date Recorded	03/22/2019 09:48:49 AM

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	FAG 92 LLC	Telephone Number:	717-203-8226
Mailing Address	516 HABECKER CHURCH ROAD	City	LANCASTER
		State	PA
		ZIP Code	17603

B. TRANSFER DATA

Date of Acceptance of Document	1/31/2019	Grantor(s)/Lessor(s)	Lancaster County Sheriff	Telephone Number:	717-299-8200	Grantee(s)/Lessee(s)	FAG 92 LLC	Telephone Number:	717-203-8226
Mailing Address	52 NORTH DUKE STREET	City	LANCASTER	State	PA	ZIP Code	17603	Mailing Address	516 Habecker Church Road
		City	LANCASTER	State	PA	ZIP Code	17603		

C. REAL ESTATE LOCATION

Street Address	542 NORTH SECOND ST	City, Township, Borough	COLUMBIA BORO
County	LANCASTER	School District	COLUMBIA
		Tax Parcel Number	110-55981-00000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$68,000	+ 0	= 68,000
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
\$87,500.00	x 100	= \$87,500.00

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
\$ 0	100 %	100 %

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

2-8-19

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