

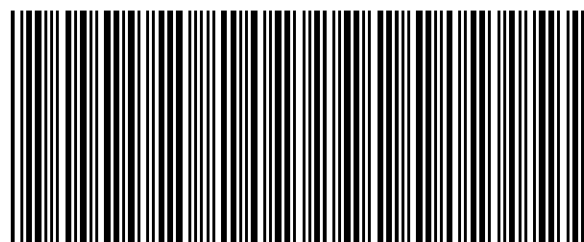
**Lancaster County**

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



INSTRUMENT # : 6452607

RECORDED DATE: 04/17/2019 03:59:18 PM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

**Document Type:** DEED**Transaction Reference:** eSecureFile : 8397943**Document Reference:****Transaction #:**

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**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 #: 110-1223500000

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	\$1,750.00
COLUMBIA BOROUGH	\$875.00
COLUMBIA SD	\$875.00
<b>Total:</b>	<b>\$3,570.25</b>

INSTRUMENT # : 6452607

RECORDED DATE: 04/17/2019 03:59:18 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/Return To:

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

File #22522

Parcel ID # 110-12235-0-0000  
28 North Second Street, Columbia, PA 17512

**DO NOT PUBLISH**

**This Deed**, made the 17th day of April, 2019,

**Between**

**COLUMBIA POST NO. 153 AMVETS HOME ASSOCIATION**

(hereinafter called the Grantor),

and

**CIMARRON INVESTMENTS, LLC**

(hereinafter called the Grantee),

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Hundred Seventy-Five Thousand And 00/100 Dollars (\$175,000.00)** lawful money of the United States of America, unto it 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** lot of ground with the improvements thereon erected situate on the west side of North Second Street, between Alley H and Walnut Street, is the Borough of Columbia, County of Lancaster and State of Pennsylvania, bounded and described as follows in accordance with a survey made by Henry F. Huth, R.E., dated December 1963, to wit:

BEGINNING at a point in the west line of North Second Street, said point being one hundred twenty and thirteen one-hundredths (120.13) feet South of the Southwest corner of North Second and Walnut Streets; thence extending along said west line of North Second Street, South thirty-one degrees thirty minutes (S. 31° 30') East thirty and six one-hundredths (30.06) feet to property of Thomas Noble; thence along the same South fifty-eight degrees thirty minutes (S 58° 30') West one hundred and twenty-three and twenty-five one-hundredths (123.25) feet to a point in line of land now or late of Froelick; thence along the same North thirty-one degrees thirty minutes (N 31° 30') West thirty and five tenths (30.5) feet to a point in line of land now or late of Ralph O. Stewart; thence along the same North fifty-eight degrees forty-one minutes (N 58° 41') West one hundred and twenty-three and twenty-five hundredths (123.25) feet to a point in the West line of North Second Street, the place of BEGINNING.

THE improvements erected on said lot of ground are a three-story brick building formerly used as a fire house.

BEING the same premises which Vigilant Steam Fire Engine & Hose Co. No. 2 of Columbia Pennsylvania, by Deed dated September 15, 1954, and recorded October 4, 1954, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Book W-43, Page 222, granted and conveyed unto Columbia Post No. 153 Amvets Home Association, in fee.

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 it, 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 it, 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:

COLUMBIA POST NO. 153 AMVETS HOME ASSOCIATION

*[Handwritten signature]*  
\_\_\_\_\_  
*[Handwritten signature]*  
\_\_\_\_\_  
*[Handwritten signature]*  
\_\_\_\_\_

By: *[Signature]*  
John Loesch, Commander

By: *[Signature]*  
John Creek, 2<sup>nd</sup> Vice Commander

By: *[Signature]*  
William Dietz, Jr., Finance Officer

Commonwealth of Pennsylvania }  
County of Lancaster } 33

This record was acknowledged before me this 17th day of April, 2019, by John Loesch, John Creek and William Dietz, Jr., as Commander, 2<sup>nd</sup> Vice Commander and Finance Officer who represents that they are authorized to act on behalf of COLUMBIA POST NO. 153 AMVETS HOME ASSOCIATION.

*[Signature]*  
Notary Public  
My commission expires:

Grantee Address:  
430 Walnut Street  
Columbia, PA 17512

*[Handwritten signature]*  
On behalf of Grantee

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