

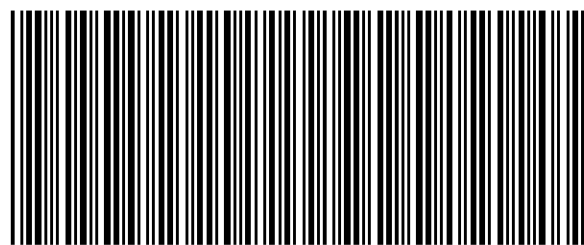
Lancaster County

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



INSTRUMENT # : 6451394

RECORDED DATE: 04/10/2019 03:51:33 PM



4011588-0025R

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

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

3853032 - 1 Doc(s)

Document Page Count:

3

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 #: 110-5854300000

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	\$1,000.00
COLUMBIA BOROUGH	\$500.00
COLUMBIA SD	\$500.00
Total:	\$2,070.25

INSTRUMENT # : 6451394

RECORDED DATE: 04/10/2019 03:51:33 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 Bodene PC
408 West Chestnut Street
Lancaster, PA 17603
File No. 19.251
Parcel ID # 110-58543-0-0000

THIS DEED

Made this 10th day of April, 2019,

Between

EDWARD HALL

(hereinafter called the "Grantor"),

A
N
D

BP GROUP, LP

(hereinafter called the "Grantee"),

WITNESSETH, That in consideration of --- **One Hundred Thousand And 00/100 Dollars (\$100,000.00)**, 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 of ground with a two-story brick dwelling house and other improvements known as 460 Locust Street thereon erected, situate on the southeast side of Locust Street between South Fourth and South Fifth Streets in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point in the southeast line of Locust Street, a corner of property now or late of Paul and Roseann Nikolaus, known as 462 Locust Street, which point is 75 feet, more or less, southwest of the south corner of South Fifth and Locust Streets; thence extending in a southwestwardly direction along the southeast line of Locust Street, in width in front, 20 feet, and extending in a southeastwardly direction, uniform in width and parallel with South Fifth Street, 75.66 feet, more or less, to property now or late of Thomas and Eileen Nikolaus (known as 458 Locust Street).

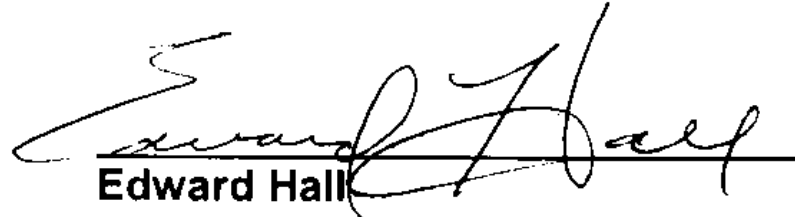
BOUNDED northeast by property known as 462 Locust Street; southeast by property known as 6-8 South Fifth Street; northwest by Locust Street; and southwest by property known as 458 Locust Street.

BEING THE SAME PREMISES which John C. Lewis, Sr., by deed dated June 14, 2018 and recorded on June 15, 2018 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 6402491, granted and conveyed unto Edward Hall.

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

Sealed and Delivered

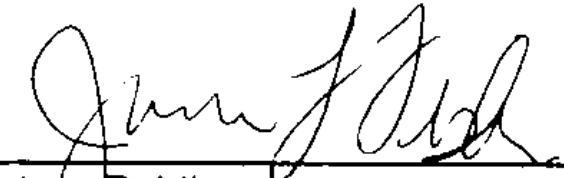
IN THE PRESENCE OF US:

 {SEAL}
Edward Hall

Commonwealth of Pennsylvania }
County of Lancaster } ss

On this, the 10th day of April, 2019, before me, the undersigned Notary Public, personally appeared **Edward Hall**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

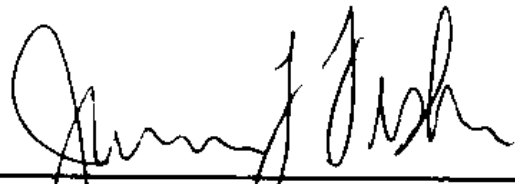


Notary Public
My commission expires 10/22/20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JANEICE L. FISHER, Notary Public
City of Lancaster, Lancaster County
My Commission Expires October 22, 2020

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

**1770 Oregon Pike
Lancaster, PA 17601**



On behalf of the Grantee