

**Lancaster County**

Ann M. Hess  
Recorder of Deeds  
150 N. Queen Street  
Suite 315  
Lancaster, PA 17603  
Phone: 717-299-8238  
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INSTRUMENT # : 6467052

RECORDED DATE: 07/10/2019 11:20:51 AM



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

Page 1 of 4

**Document Type:** DEED**Transaction Reference:** eSecureFile : 8666076**Document Reference:****Transaction #:** 3866672 - 3 Doc(s)**Document Page Count:** 3**Operator Id:** lgordon**RETURN TO:** (Simplifile)

Mersky Law Group  
2938 COLUMBIA AVE STE 1402  
LANCASTER, PA 17603-7044  
(717) 299-2950

**SUBMITTED BY:**

Mersky Law Group  
2938 COLUMBIA AVE STE 1402  
LANCASTER, PA 17603-7044

**\* PROPERTY DATA:**

Parcel ID #: 110-3475700000

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	\$4,400.00
COLUMBIA BOROUGH	\$2,200.00
COLUMBIA SD	\$2,200.00
<b>Total:</b>	<b>\$8,870.25</b>

INSTRUMENT # : 6467052

RECORDED DATE: 07/10/2019 11:20:51 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.**

Prepared by and Return to:

Mersky Law Group  
2938 Columbia Avenue  
Suite 1402  
Lancaster, PA 17603

File No. 19.218

Parcel ID # 110-34757-0-0000

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# THIS DEED

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Made this 5<sup>th</sup> day of July, in the year Two Thousand Nineteen (2019)

**Between**

**INVESTORS PROPERTY MANAGEMENT, LLC, a Pennsylvania Limited  
Liability Company**

(hereinafter called the Grantor), of the one part, and

**HESS ROAD PROPERTIES LLC, a Pennsylvania Limited Liability Company**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Four Hundred Forty Thousand And 00/100 Dollars (\$440,000.00)** 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

ALL THAT CERTAIN lot of ground with brick dwelling and frame dwellings and other improvements thereon erected, situate on the Southwest corner of Fifth and Union Streets in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

MEASURING in width in front on Union Street seventy-five (75) feet and extending in depth Southwardly of a uniform width of sixty-eight (68) feet, more or less.

BOUNDED on the North by Union Street; on the East by Fifth Street; on the South by property now or late of Charles Rochow, et al; and on the West by property now or late of Adam Bangert.

THIS PROPERTY is known as 440-442-444-446-448 Union Street (a portion of said property is known as 206 South Fifth Street), and is also known as 446-448 Union Street.

BEING THE SAME PREMISES WHICH Robert D. Porter by deed dated and recorded December 28, 2012 in the Office of the Recorder of Deeds of Lancaster County to Instrument Number 6046330, granted and conveyed unto Investors Property Management LLC.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**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 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 party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Sole Member. Dated the day and year first above written.

ATTEST:

{SEAL}

**INVESTORS PROPERTY MANAGEMENT, LLC**

By:

Amos K. Esh, Jr., Sole Member

Commonwealth of Pennsylvania } ss  
County of Lancaster

AND NOW, this 5th day of July, 2019, before me, the undersigned Notary Public, appeared **Amos K. Esh, Jr.**, who acknowledged himself to be the **Sole Member** of **Investors Property Management, LLC**, a limited liability company, and he, as such **Sole Member** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as **Sole Member**.

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

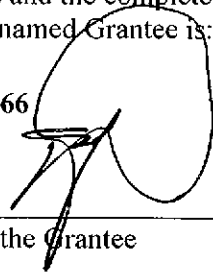
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
David W. Mersky, Notary Public  
City of Lancaster, Lancaster County  
My Commission Expires March 11, 2020

Notary Public

My commission expires

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

**146 Hess Road**  
**Quarryville, PA 17566**

A handwritten signature in black ink, consisting of a large, stylized 'R' or 'B' shape with a vertical line extending downwards from the center.

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On behalf of the Grantee