

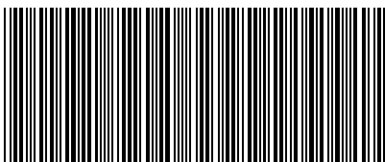
Lancaster County

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



INSTRUMENT # : 6473974

RECORDED DATE: 08/15/2019 01:21:42 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

Document Type: DEED**Transaction Reference:** eSecureFile : 8797022**Document Reference:****Transaction #:** 3872706 - 4 Doc(s)**Document Page Count:** 2**Operator Id:** dixonj2**RETURN TO:** (Simplifile)

Nikolaus and Hohenadel, LLP - COLUMBIA BOROUGH
327 Locust Street
Columbia, PA 17512
(717) 684-4422

SUBMITTED BY:

Nikolaus and Hohenadel, LLP - COLUMBIA BOROUGH
327 Locust Street
Columbia, PA 17512

*** PROPERTY DATA:**

Parcel ID #: 110-1470700000

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	\$1,350.00
COLUMBIA BOROUGH	\$675.00
COLUMBIA SD	\$675.00
Total:	\$2,770.25

INSTRUMENT # : 6473974

RECORDED DATE: 08/15/2019 01:21:42 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 #22652MSG

Parcel ID # 110-14707-0-0000
20 N. 2nd Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 15th day of August, 2019,

Between

LORNE D. RUBY AND ERNEST DANCIL

(hereinafter called the Grantors),

and

**CIMARRON INVESTMENTS, LLC, A PENNSYLVANIA LIMITED LIABILITY
COMPANY**

(hereinafter called the Grantee),

Witnesseth, that the said Grantors for and in consideration of the sum of **One Hundred Thirty-Five Thousand And 00/100 Dollars (\$135,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, heirs and assigns,

ALL THAT CERTAIN lot of ground known as 20 North Second Street, with a two and one-half story brick dwelling house and other improvements thereon erected, situate on the northwest corner of North Second Street and Avenue H in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

COMMENCING at the northwest corner of North Second Street and Avenue H and extending in a northwardly direction along the west line of North Second Street, in width in front, 46 feet; and extending in depth in a westwardly direction along Avenue H, uniform in width, 120 feet to a private alley.

BOUNDED north by property now or late of Columbia Post 153, Amvets Home Association; south by Avenue H; east by North Second Street; and west by a private alley.

BEING the same premises which Elizabeth Mable, widow, by deed dated May 4, 1979, and recorded May 7, 1979, in Deed Book B, Volume 77, Page 259, in the Lancaster County, Pennsylvania, Office of the Recorder of Deeds, granted and conveyed unto Lorne D. Ruby and Ernest Dancil, single man, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns.

BEING the same premises which Elizabeth Mable, Widow, by Deed dated May 4, 1979, and recorded May 7, 1979, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book B, Volume 77, Page 259, granted and conveyed unto LORNE D. RUBY and ERNEST DANCIL, Single Men, as joint tenants with right of survivorship and not as tenants in common, their heirs and assigns.

SUBJECT to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, 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 them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors 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.

Sealed and Delibered
IN THE PRESENCE OF:

Commonwealth of Pennsylvania
County of Lancaster


LORNE D. RUBY

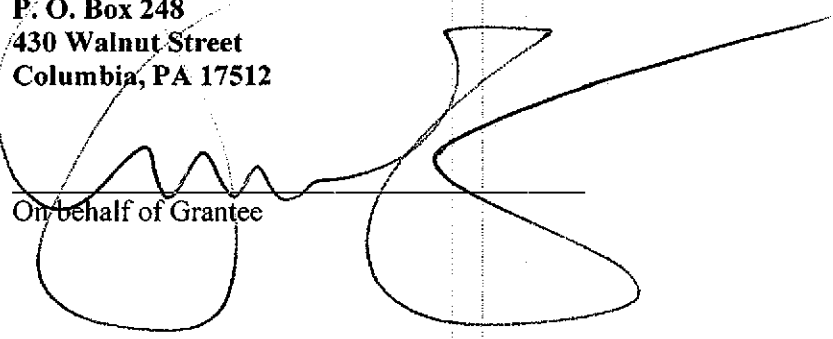

ERNEST DANCIL

This record was acknowledged before me this 15th day of August, 2019, by LORNE D. RUBY and ERNEST DANCIL.


Notary Public

My commission expires:

Grantee Address:
P. O. Box 248
430 Walnut Street
Columbia, PA 17512


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