

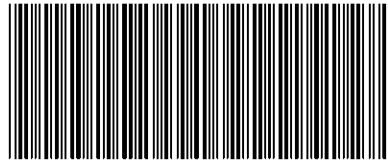
Lancaster County

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



INSTRUMENT # : 6476470

RECORDED DATE: 08/28/2019 03:10:52 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

Document Type: DEED**Transaction Reference:** eSecureFile : 8845106**Document Reference:****Transaction #:**

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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 #: 110-8395700000

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	\$680.00
COLUMBIA BOROUGH	\$340.00
COLUMBIA SD	\$340.00
Total:	\$1,430.25

INSTRUMENT # : 6476470

RECORDED DATE: 08/28/2019 03:10:52 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 #22716

Parcel ID # 110-83957-0-0000
703 Chestnut Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 26th day of August, 2019,

Between

STACIE SAUDER also known as STACIE L. SAUDER-AULT

(hereinafter called the Grantor),

and

420 RESTORATIONS, LLC

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Sixty-Eight Thousand And 00/100 Dollars (\$68,000.00)** lawful money of the United States of America, unto her 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 known as 703 Chestnut Street, with the improvements thereon erected, situate at the northeast corner of North Seventh and Chestnut Streets in the Sixth Ward of Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

BEGINNING at the northeast corner of North Seventh and Chestnut Streets and extending in an eastwardly direction along the north line of Chestnut Street, in width in front, 30 feet; and extending in depth in a northwardly direction along the east line of North Seventh Street, uniform in width, 140 feet to a 13 feet wide private alley.

BOUNDED north by said alley; south by Chestnut Street; east by property now or late of Clarence F. Gerfin, et ux.; and west by North Seventh Street.

THE THIRTEEN (13) FEET wide private alley forming the northern boundary of the above described lot of ground extends eastwardly from North Seventh Street, parallel with Chestnut Street, and shall at all times hereafter be and remain open as and for an alley or passageway for the mutual use and accommodation of, and shall be graded and maintained by, all the owners of the several contiguous lots abutting on the north and south sides thereof.

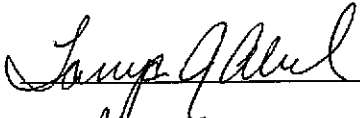
BEING the same premises which Lauren M. Arnold & Joshua C. Arnold, Wife and Husband, by Deed dated July 31, 2009, and recorded August 4, 2009, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 5802275, granted and conveyed unto Stacie Sauder, in fee.

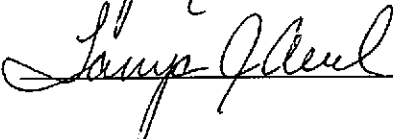
AND the said Stacie Sauder is also known as Stacie L. Sauder-Ault.


And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her 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 her, the said Grantor, and her heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

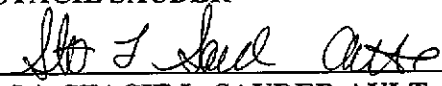
In Witness Whereof, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF:





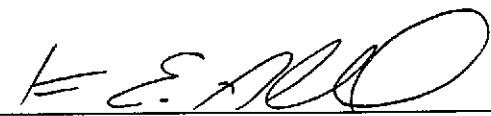


STACIE SAUDER


a/k/a STACIE L. SAUDER-AULT

Commonwealth of Pennsylvania } ss
County of Lancaster

This record was acknowledged before me this 26 day of August, 2019, by **STACIE SAUDER a/k/a STACIE L. SAUDER-AULT**.



Notary Public
My commission expires:

Grantee Address:
145 North 13th Street
Columbia, PA 17512



On behalf of Grantee

Commonwealth of Pennsylvania - Notary Seal
Kim E. Abel, Notary Public
Lancaster County
My commission expires January 24, 2022
Commission number 1000120
Member, Pennsylvania Association of Notaries