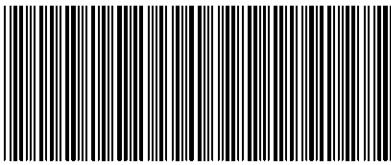


**Lancaster County**

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

<b>Document Type:</b> DEED	<b>Transaction #:</b> 3874915 - 1 Doc(s)
<b>Transaction Reference:</b> eSecureFile : 8845106	<b>Document Page Count:</b> 2
<b>Document Reference:</b>	<b>Operator Id:</b> macrinam
<b>RETURN TO:</b> (Simplifile) Nikolaus and Hohenadel, LLP - COLUMBIA BOROUGH 327 Locust Street Columbia, PA 17512 (717) 684-4422	<b>SUBMITTED BY:</b> 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):**

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

**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
<b>Total:</b>	<b>\$1,430.25</b>

**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**DO NOT PUBLISH**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 26<sup>th</sup> 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:

Lauren Arnold  
Joshua C. Arnold

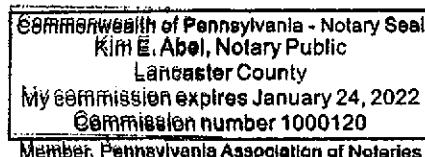
Commonwealth of Pennsylvania      } ss  
County of Lancaster

Stacie Sauder  
STACIE SAUDER  
Stacie L. Sauder-Ault  
a/k/a STACIE L. SAUDER-AULT

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

K. E. Abel

Notary Public  
My commission expires:



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

On behalf of Grantee