

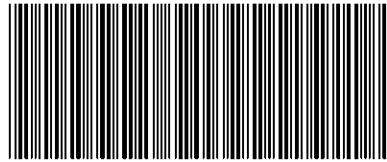
**Lancaster County**

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



INSTRUMENT # : 6502448

RECORDED DATE: 01/15/2020 03:01:25 PM



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

Page 1 of 3

**Document Type:** DEED**Transaction Reference:** eSecureFile : 9350605**Document Reference:****Transaction #:**

3898189 - 3 Doc(s)

**Document Page Count:**

2

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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 #: 110-9924800000

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	\$2,500.00
COLUMBIA BOROUGH	\$1,250.00
COLUMBIA SD	\$1,250.00
<b>Total:</b>	<b>\$5,070.25</b>

INSTRUMENT # : 6502448

RECORDED DATE: 01/15/2020 03:01:25 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 #22815

Parcel ID # 110-99248-0-0000  
150 Walnut Street, Columbia, PA 17512

**DO NOT PUBLISH**

**This Deed**, made the 15th day of January, 2020,

**Between**

**AMIR ABDELMESSEH a/k/a AMIR GEORGE**

(hereinafter called the Grantor),

and

**CIMARRON INVESTMENTS, LLC**

(hereinafter called the Grantee),

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Two Hundred Fifty Thousand And 00/100 Dollars (\$250,000.00)** lawful money of the United States of America, unto him 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 piece, parcel or tract of land known as 150 Walnut Street, with improvements thereon erected, situate on the south side of Walnut Street and on the north side of Avenue H in Columbia Borough, Lancaster County, Pennsylvania, and being Lot 2 on a Final Subdivision Plan for Dorothy L. Weisser prepared by Weber Surveyors, Inc., dated March 11, 1986, and recorded July 3, 1986, in Lancaster County Subdivision Plan Book J-149, page 53, and more fully bounded and described as follows:

BEGINNING at the easternmost corner thereof at a point on the north right of way line of Avenue H, said point being a corner of lands now or late of Swidbert E. Weisser, Jr., and Patricia S. Weisser; thence extending along said right of way line, South 63 degrees 53 minutes 55 seconds West, a distance of 60.74 feet to a point, a corner of lands now or late of William N. Preston and Betty L. Preston (known as 130 Walnut Street); thence extending along same, North 25 degrees 55 minutes 35 seconds West, a distance of 134.37 feet to a point, a corner of Lot 1; thence extending along same the two following courses and distances: 1) North 63 degrees 9 minutes 15 seconds East, a distance of 29.09 (incorrectly set forth in prior deed as 26.09) feet to a point; and 2) North 26 degrees 27 minutes 41 seconds West, a distance of 59.29 feet to a point on the south right of way line of Walnut Street; thence extending along same, North 63 degrees 53 minutes 55 seconds East, a distance of 31.00 feet to a point, a corner of said Weisser lands; thence extending along same the two following courses and distances: 1) South 26 degrees 27 minutes 41

seconds East, a distance of 80.75 feet to a point; and 2) South 26 degrees 9 minutes 15 seconds East, a distance of 113.25 feet to the place of BEGINNING. CONTAINING 10,156 square feet.

**BEING** the same premises which Todd M. Kramer and Diana L. Kramer, Husband and Wife, by Deed dated September 27, 2013, and recorded October 1, 2013, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 6107521, granted and conveyed unto Amir Abdelmesseh, Married Man, in fee.

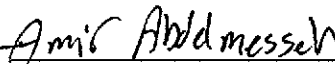
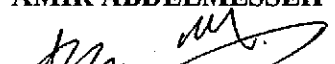
**AND** the said Amir Abdelmesseh is also known as Amir George.

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

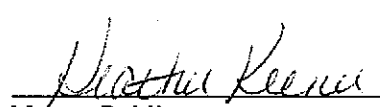
**In Witness Whereof**, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF:

Commonwealth of Pennsylvania  
County of Lancaster

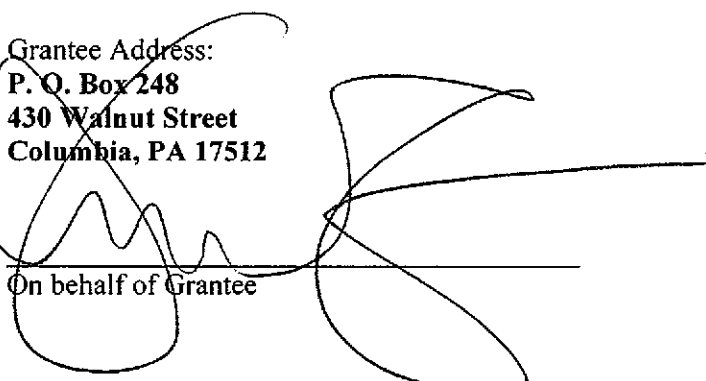
  
AMIR ABDELMESSEH  
  
AMIR GEORGE

This record was acknowledged before me this 15th day of January, 2020, by **AMIR ABDELMESSEH a/k/a AMIR GEORGE**.

  
Notary Public

My commission expires: Sept 16, 2020

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

  
On behalf of Grantee

