

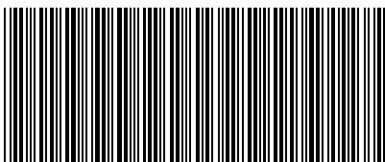
**Lancaster County**

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



INSTRUMENT # : 6502726

RECORDED DATE: 01/17/2020 08:54:37 AM



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

Page 1 of 3

**Document Type:** DEED**Transaction Reference:** eSecureFile : 9357249**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 #: 110-0188600000

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	\$2,675.00
COLUMBIA BOROUGH	\$1,337.50
COLUMBIA SD	\$1,337.50
<b>Total:</b>	<b>\$5,420.25</b>

INSTRUMENT # : 6502726

RECORDED DATE: 01/17/2020 08:54:37 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/Return To:

Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512  
717-684-4422 or 717-285-5549

File #22955

Parcel ID # 110-01886-0-0000  
152 Walnut Street, Columbia, PA 17512

**DO NOT PUBLISH**

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

**Between**

**CHRISTOPHER M. LENKER, Married Man**

(hereinafter called the Grantor),

and

**SPRING VALLEY PARTNERS, LLC, a Pennsylvania limited liability company**

(hereinafter called the Grantee),

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Two Hundred Sixty-Seven Thousand Five Hundred And 00/100 Dollars (\$267,500.00)** 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** lot of ground known as 152 Walnut Street, with the two-story and mansard roof brick dwelling house, two-story frame building and other improvements thereon erected, situate on the south side of Walnut Street between North Front and North Second Streets in the First Ward of the Borough of Columbia, Lancaster County, Pennsylvania, and bounded and described as follows:

COMMENCING at a point in the south line of Walnut Street, 153-1/2 feet, more or less, west of the southwest corner of North Second and Walnut Streets; and extending in a westwardly direction along the south line of Walnut Street, in width in front, 33 feet, more or less; and extending in depth in a southwardly direction, uniform in width and substantially parallel with North Second Street, 196 feet, more or less, to the north line of Avenue H.

BOUNDED north by Walnut Street; south by Avenue H; east by property now or late of Madeline M. Shields (156 Walnut Street); and west by property now or late of Todd M. and Diana L. Kramer (150 Walnut Street).

SUBJECT to restriction as more fully set forth in Record Book B-16, page 11.

**BEING** the same premises which Steven J. Lewis, Widower, by Deed dated July 28, 2016, and recorded July 29, 2016, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 6279381, granted and conveyed unto Christopher M. Lenker, Unmarried Man, in fee.

**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.

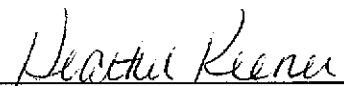
**In Witness Whereof**, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

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

Commonwealth of Pennsylvania } ss  
County of Lancaster }

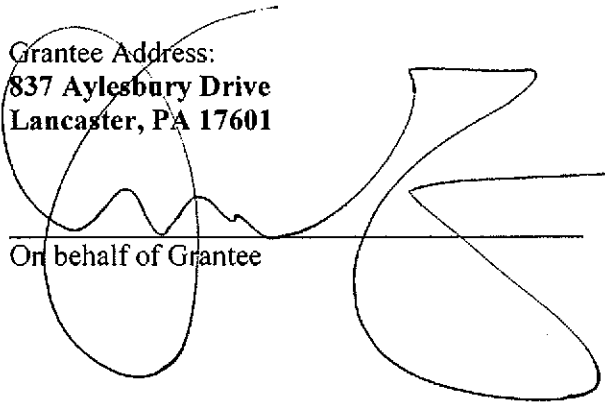
  
\_\_\_\_\_  
**CHRISTOPHER M. LENKER**

This record was acknowledged before me this 15th day of January, 2020, by **CHRISTOPHER M. LENKER**.

  
\_\_\_\_\_  
Notary Public

My commission expires: Sept 16, 2020

Grantee Address:  
**837 Aylesbury Drive**  
**Lancaster, PA 17601**

  
\_\_\_\_\_  
On behalf of Grantee

