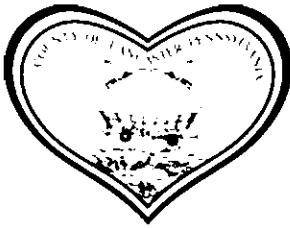
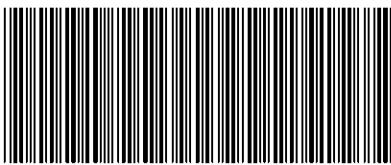


Lancaster County
Ann M. Hess
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6499622
RECORDED DATE: 12/31/2019 11:16:41 AM



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LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: DEED Transaction Reference: eSecureFile : 9297454 Document Reference:	Transaction #: 3895552 - 1 Doc(s) Document Page Count: 5 Operator Id: dixonj2
RETURN TO: (Simplifile) HomeSale Settlement Services - COLUMBIA BOROUGH 131 Centerville Road Lancaster, PA 17603 (717) 293-9760	SUBMITTED BY: HomeSale Settlement Services - COLUMBIA BOROUGH 131 Centerville Road Lancaster, PA 17603

*** PROPERTY DATA:**

Parcel ID #: 110-

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
EXTRA PAGE FEE	\$2.00
STATE RTT	\$1,330.00
COLUMBIA BOROUGH	\$665.00
COLUMBIA SD	\$665.00
Total:	\$2,732.25

INSTRUMENT # : 6499622
RECORDED DATE: 12/31/2019 11:16:41 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 and
RECORD AND RETURN TO:
Barrister's Settlement Services, LLC
131 Centerville Road
Lancaster, PA 17603

Account Number: 110-59024-0-0000, 110-62039-0-0000, 110-61813-0-0000, 110-65926-0-0000,
110-63820-0-0000

Premises: 520 Union Street, 524 Union Street, 517 Avenue N, 523 Avenue N, and 519 Avenue N,
Columbia, PA 17512

File No. B18-61656

This Indenture, Made the 31st day of December, 2019.

Between

**SHAWNEE STEAM FIRE ENGINE AND HOSE COMPANY NO. 3, THE SHAWNEE
STEAM FIRE ENGINE AND HOSE COMPANY, SHAWNEE FIRE ENGINE & HOSE
COMPANY, THE SHAWNEE STEAM FIRE ENGINE AND HOSE COMPANY OF
COLUMBIA, PA and SHAWNEE STEAM FIRE & HOSE COMPANY #3 now known as
COLUMBIA QUICK RESPONSE SERVICE INC.,**

(hereinafter called the Grantor), of the one part, and

IRON BELL HOLDINGS II, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of **One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00)** lawful money of the United States of America, unto it 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, as Sole Owner, its successors and assigns

PURPART A:

ALL THAT CERTAIN lot or piece of ground situate on the south side of Union Street between Fifth and Sixth Streets in the Borough of Columbia, Lancaster County, Pennsylvania.

BOUNDED on the north by said Union Street, on the East by property belonging to Ann Marks estate, on the South by other property of the said James Hollingsworth and on the west by property belonging to the said James Hollingsworth measuring in front on Union Street forty feet and extending of a like breadth one hundred and two feet more or less to the said property of James Hollingsworth.

BEING THE SAME PREMISES which William Harris and Barbara Harris, his wife by deed dated July 2, 1883 and recorded July 13, 1883 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book B, Volume 12, Page 275, granted and conveyed unto Shawnee Steam Fire Engine and Hose Company No. 3, their heirs and assigns.

PURPART B:

ALL THAT CERTAIN lot of ground with a two story, frame dwelling No. 524 Union Street thereon erected, situated on the south side of Union Street, between South Sixth Street and South Fifth Street, in the Borough of Columbia, Lancaster County, Pennsylvania, bounded and described as follows:

CONTAINING in front on the south side of Union Street, in front 25 feet, more or less, and extending in depth in a southwardly direction, uniform in width 100 feet, more or less to Carter Alley.

BOUNDED on the East by Corn Alley; on the South by Carter Alley; on the West by other property of the Grantee, and on the North by said Union Street.

BEING THE SAME PREMISES which Marion Williams and Eleanor Davey, Administrators of the Estate of Queenie Williams also known as Queenie Falknir Williams deceased by deed dated July 31, 1969 and recorded August 7, 1969 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book F, Volume 59, Page 54, granted and conveyed unto The Shawnee Steam Fire Engine and Hose Company, its successors and assigns.

PURPART C:

ALL THAT CERTAIN lot of ground, together with the frame dwelling house and other improvements thereon erected, situate on the south side of a ten feet wide private alley (which alley extends westwardly from Corn Avenue, parallel with Avenue N, turns at right angles and extends southwardly parallel with Corn Avenue to the north line of Avenue N), and known as Carter Alley, between South Fifth Street and Corn Avenue and Union Street and Avenue N, in the Eighth Ward of the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

MEASURING in width in front, along the said south line of Carter Alley, twenty-five (25) feet, and extending in depth in a southwardly direction, uniform in width and parallel with Corn Avenue, one hundred five (105) feet, more or less, to the north line of Avenue N.

BOUNDED north by Carter Alley; South by Avenue N; East by property now or late of the Estate of Wesley Hill, deceased; and West by property of the Shawnee Steam Fire Engine & Hose Company, No. 3.

BEING THE SAME PREMISES which Frederick B. Plowfield, Sheriff of the County of Lancaster by deed dated July 6, 1976 and recorded July 6, 1976 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book N, Volume 68, Page 201, granted and conveyed unto Shawnee Fire Engine & Hose Company, their successors and assigns.

PURPART D:

ALL THAT CERTAIN piece of land situated on the North side of Avenue N, between South Fifth and South Sixth Streets, known as No. 523 Avenue N, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING in front on the North side of Avenue N, twenty-five (25') feet, and extending in depth northwardly along Corn Alley, one hundred four (104') feet, more or less, to a private alley known as Carter Alley.

BOUNDED: On the East by Corn Alley; on the South by Avenue N; on the West by property now or late of Charles Barton Estate; and on the North by Carter Alley.

BEING THE SAME PREMISES which Mary A. Herbert, single woman, Catherine Herbert Moriarty, widow, Irene Herbert, widow, William Herbert Moriarty and Estella May Moriarty, husband and wife by deed dated September 30, 1975 and recorded April 12, 1975 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book W, Volume 67, Page 573, granted and conveyed unto The Shawnee

Steam Fire Engine and Hose Company of Columbia, PA, a Pennsylvania corporation, its successors and assigns.

PURPART E:

ALL THAT CERTAIN lot of ground situate, lying and being on the north side of Alley N between Fifth and Sixth Street in the Borough of Columbia, aforesaid adjoining property of John A. Warren on the west and property of John Wesley on the East.

CONTAINING in front on said Alley twenty-five feet and extending in depth one hundred four feet more or less to private alley.

BEING THE SAME PREMISES which The Tax Claim Bureau in and for Lancaster County by deed dated January 24, 1990 and recorded January 25, 1990 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Record Book 2823, Page 362, granted and conveyed unto Shawnee Steam Fire & Hose Company #3.

AND THE SAID Shawnee Steam Fire Engine and Hose Company No. 3 now known as Shawnee Fire Engine and Hose Company No. 3 now known as Columbia Consolidated Fire Department now known merger Columbia QRS, Inc. also known as Columbia Quick Response Service, Inc.

AND BEING THE SAME PREMISES which in the Court of Common Pleas of Lancaster County, Pennsylvania, Term No. CI-16-04374 at the suit of Columbia Quick Response Service, Inc. and Iron Bell Holdings, Plaintiffs vs. Unknown Persons with Interest in Carter Alley, Columbia Borough, Defendants by order dated December 5, 2016 and recorded January 3, 2017 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Instrument No. 6309273, defendants were forever barred from asserting any right, title, lien or interest in, to or on the above described premises.

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, its successors or assigns do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that the said Grantor, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor, its successors and assigns, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

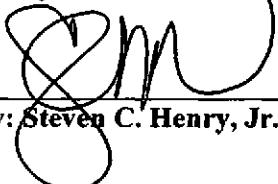
SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the party of the first has part hereunto set its hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

SHAWNEE STEAM FIRE ENGINE AND HOSE COMPANY NO. 3, THE SHAWNEE STEAM FIRE ENGINE AND HOSE COMPANY, SHAWNEE FIRE ENGINE & HOSE COMPANY, THE SHAWNEE STEAM FIRE ENGINE AND HOSE COMPANY OF COLUMBIA, PA and SHAWNEE STEAM FIRE & HOSE COMPANY #3 now known as COLUMBIA QUICK RESPONSE SERVICE INC.

Clyde Gray Brown (SEAL)
By: Clyde "Tim" Brown, Chairman


By: Steven C. Henry, Jr., Secretary (SEAL)

Commonwealth of Pennsylvania
County of Lancaster ss:

On this the **31st** day of **December, 2019** before me, Angela L. Keller, the undersigned Notary Public appeared Clyde "Tim" Brown, who acknowledged himself to be the Chairman of **COLUMBIA QUICK RESPONSE SERVICE INC.**, a corporation, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

I hereunto set my hand and official seal.



Notary Public

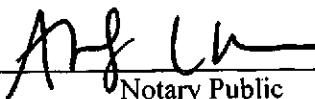
My Commission Expires: June 26, 2023

Commonwealth of Pennsylvania - Notary Seal
ANGELA L KELLER - Notary Public
Lancaster County
My Commission Expires Jun 26, 2023
Commission Number 1234549

Commonwealth of Pennsylvania
County of Lancaster ss:

On this the **31st** day of **December, 2019** before me, Angela L. Keller, the undersigned Notary Public appeared Steven C. Henry, Jr., who acknowledged himself to be the Secretary of **COLUMBIA QUICK RESPONSE SERVICE INC.**, a corporation, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

I hereunto set my hand and official seal.



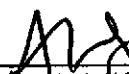
Notary Public

My Commission Expires: June 26, 2023

Commonwealth of Pennsylvania - Notary Seal
ANGELA L KELLER - Notary Public
Lancaster County
My Commission Expires Jun 26, 2023
Commission Number 1234549

The address of the above-named Grantee is:

1116 Hawley Drive
Lancaster, PA 17603



On behalf of the Grantee