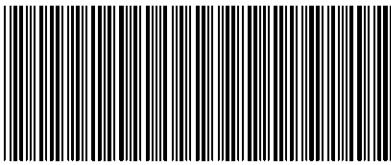


Lancaster County

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



INSTRUMENT # : 6533325
 RECORDED DATE: 07/17/2020 09:46:37 AM



4105520-0018J

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED	Transaction #: 3926380 - 3 Doc(s)
Transaction Reference: eSecureFile : 10128956	Document Page Count: 4
Document Reference:	Operator Id: acrawley
RETURN TO: (Simplifile) Land Services USA, Inc. - COLUMBIA BOROUGH 920 Germantown Pike Ste 201 Plymouth Meeting, PA 19462-7401 (610) 279-8290	SUBMITTED BY: Land Services USA, Inc. - COLUMBIA BOROUGH 920 Germantown Pike Ste 201 Plymouth Meeting, PA 19462-7401

*** PROPERTY DATA:**

Parcel ID #: 110-3102400000

Municipality: COLUMBIA BOROUGH (100%)
 School District: COLUMBIA SD

*** ASSOCIATED DOCUMENT(S):**

INSTRUMENT # : 6533325
 RECORDED DATE: 07/17/2020 09:46:37 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

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	\$15,000.00
COLUMBIA BOROUGH	\$7,500.00
COLUMBIA SD	\$7,500.00
Total:	\$30,070.25

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:

Mel Staffin, Esquire
O'Neill, Bragg & Staffin, P.C.
720 Johnsville Blvd., Suite 1220
Warminster, PA 18974
Phone (215) 956-2800

TAX ID NO. 110-31024-0-0000

Deed

THIS DEED made this* 15th *day of July, in the year Two Thousand Twenty (2020),

Between COLUMBIA REDUCTION COMPANY, a Pennsylvania corporation, of the County of Lancaster, Commonwealth of Pennsylvania, formerly known as HELEST REALTY CORP ("Grantor"),

and

AXIS 64TH GARAGES LLC, a Pennsylvania limited liability company, of the County of Chester, Commonwealth of Pennsylvania ("Grantee")

WITNESSETH, that in consideration of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00), lawful money of the United States of America, unto said Grantor well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, said Grantor does hereby grant, convey bargain, sell, release and confirm unto the said Grantee, its successors and/or assigns, in fee:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Property located on Second Street prepared by Land Survey Consultants, Inc., dated July 2, 1991 and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Plan Book J-171, Page 41, as follows:

BEING Lot No. 1 on said Plan.

EXCEPTING THEREOUT AND THEREFROM that portion of the above described premises condemned by the Commonwealth of Pennsylvania, Department of Transportation, by Condemnation recorded in Instrument No. 6095601, Highway Plan 2013-0009V.

BEING known as 320 North Second Street.

BEING PART OF THE SAME PREMISES which Penn Central Transportation Company, a Pennsylvania corporation, by Deed dated December 1, 1969 and recorded December 9, 1969 in Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Record Book O, Volume 59, Page 113, et seq. conveyed unto Helest Realty Corp., a Pennsylvania corporation, in fee. The said Helest Realty Corp., by Certificate of Merger effective May 17, 1976 and recorded in Record Book 2972, Page 70, merged into and became known as Columbia Reduction Company, a Pennsylvania corporation.

TOGETHER WITH all and singular the buildings and 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 it, 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 above, with the buildings and improvements thereon erected, 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.

FURTHER UNDER AND SUBJECT to all matters of record to the extent the same are in full force and effect.

AND THE SAID GRANTOR, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will **SPECIALLY WARRANT AND FOREVER DEFEND.**

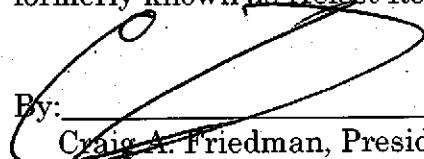
[The remainder of this page is intentionally left blank. Signature and acknowledgment are on succeeding pages.]

IN WITNESS WHEREOF the Grantor has executed this Deed and set its hand and seal the day and year above written.

Witness:

COLUMBIA REDUCTION COMPANY,
a Pennsylvania corporation,
formerly known as Helest Realty Corp.

By:

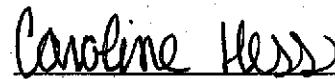

Craig A. Friedman, President

COMMONWEALTH OF PENNSYLVANIA

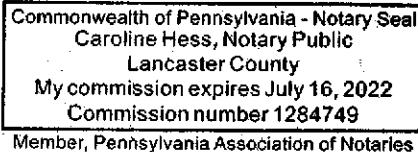
COUNTY OF LANCASTER

ON THIS the 15TH day of JULY, 2020 before me, the undersigned Notary Public, personally appeared, **CRAIG A. FRIEDMAN**, who acknowledged himself to be the **President of Columbia Reduction Company**, a Pennsylvania corporation, formerly known as Helest Realty Corp., and that he, as such President being authorized to do so, executed the within instrument for the purposes therein contained therein by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public



My Commission Expires: JULY 16, 2022

I hereby certify that the correct address of the within Grantee is 30 N. Bacton Hill Road, Frazer, Pennsylvania 19355.


On Behalf of Grantee