

# County of Northumberland



CHRISTINA A. MERTZ  
ACTING REGISTER OF WILLS, RECORDER OF DEEDS  
CLERK OF ORPHANS' COURT  
Courthouse, 201 Market Street  
Sunbury, Pennsylvania 17801  
(570) 988-4143

Instrument Number - 201609720  
Recorded On 7/5/2016 At 2:03:28 PM

Book - 2704 Starting Page - 531  
\* Total Pages - 5

\* Instrument Type - DEED  
Invoice Number - 234211  
\* Grantor - MOORE, RODERIC R  
\* Grantee - RODERIC R MOORE LIVING TRUST  
\* Customer - LAW OFFICE OF MICHAEL CHEREWKA

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES -	\$15.50
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$68.00

This is a certification page

**DO NOT DETACH**

This page is now the first page  
of this legal document.

RETURN DOCUMENT TO:  
LAW OFFICE OF MICHAEL CHEREWKA  
624 NORTH FRONT STREET  
WORMLEYSBURG, PA 17043

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
North'd County, Pennsylvania.



*Christina A. Mertz*

Christina A. Mertz  
Acting Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Book: 2704 Page: 531

025162

# THIS DEED

Tax Parcel #032-03-002-018  
2 Wilson Circle, Turbot Township

Made, the 17<sup>th</sup> day of June in the year two thousand sixteen (2016),

**Between:** RODERIC R. MOORE of Milton, Northumberland County, Pennsylvania,  
Party of the First Part (GRANTOR).

AND

Roderic R. Moore, Trustee of the Roderic R. Moore Living Trust dated May 28, 2008,  
and any amendments thereto, of Milton, Northumberland County, Pennsylvania, Party of the  
Second Part, (GRANTEE).

**Witnesseth,** That in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt  
whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said  
Grantee, his heirs and assigns.

**ALL THOSE** Two (2) certain parcels or lots of land situate in Turbot Township,  
Northumberland County, Pennsylvania, more particularly bounded and described as follows,  
to wit:

## TRACT No. 1.

**BEGINNING** at an iron stake at the Southeast intersection of Derr Drive and Wilson Circle,  
which said stake is also the Northwest corner of Lot No. 30; thence Southwardly along the  
Western line of Lot No. 30, South 42° 10' East, a distance of 166.5 feet to an iron stake, the  
North corner of Lot N. 19; thence along the Western line of lot No. 19 South 56°, 44' West, a  
distance of 163.7 feet to an iron stake at the Eastern line of Wilson Circle; thence  
Northwardly along the Eastern line of Wilson Circle North 6°, 45' East, a distance of 214.7  
feet to an iron stake, the place of Beginning.

**BEING** Lot No. 18, Section "A" of subdivision known as North Hills, as surveyed and laid  
out by Grant K. Maneval, Registered Engineer.

## TRACT No. 2:

**BEGINNING** at an iron stake at the Southeastern intersection of Derr Drive and Wilson  
Circle, which said stake is also the Northern corner of Lot No. 18; thence Eastwardly along  
the South line of Wilson Circle, South 83° 30' East, a distance of 187.4 feet to an iron stake,  
the Northwest corner of Lot No. 29; thence Southwardly along the West line of Lots, Nos. 29  
and 20 South 6° 30' West, a distance of 165.1 feet to an iron stake, the Northeastern corner of  
Lot No. 19; thence Northwardly along the North line of Lots Nos. 19 and 18, North 42° 10'  
West, a distance of 250.1 feet to an iron stake, the place of Beginning.

**THIS TRANSFER** is from Grantor to Grantor's revocable living trust and therefore is exempt from realty transfer tax.

**BEING** Lot No. 30, Section "A" of Subdivision known as North Hills, as surveyed and laid out by Grant K. Maneval, Registered Engineer.

**BEING** the same premises which Leona R. Moore, by deed dated October 13, 2004, and recorded in the Office of the Recorder of Deeds in and for Northumberland County in Book 1729, Page 725, granted and conveyed unto Roderic R. Moore, Grantor herein.

**UNDER AND SUBJECT** nevertheless to restrictions, conditions and easements of prior record pertaining to said premises.

**TOGETHER** with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; *AND ALSO* all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Parties of the First Part, of, in, to or out of the said premises, and every part and parcel thereof.

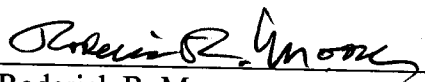
**TO HAVE AND TO HOLD** the said premises, with all and singular the appurtenances unto the said Party of the Second Part, his heirs and assigns to and for the only proper use and behoof of the said Party of the Second Part, his heirs and assigns forever.

**AND** the said grantor will *Specially Warrant and Forever Defend* the property hereby conveyed.

*In witness whereof*, said Grantor has hereunto set her hand and seal, the day and year first above written.

**Sealed and delivered in the presence of:**

  
\_\_\_\_\_

  
Roderick R. Moore

*Certificate of Residence*

I hereby certify, that the precise address of the grantee herein is as follows:

Roderic R. Moore  
2 Wilson Circle  
Milton, PA 17847

  
\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA

:

: SS.

COUNTY OF NORTHUMBERLAND

:

On this 17<sup>th</sup> day of June, 2016, before me, a Notary Public, the undersigned officer, personally appeared RODERICK R. MOORE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

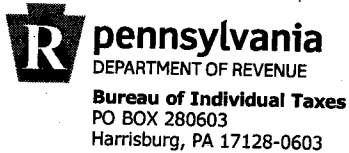
Michael Cherewka, Notary Public

Wormleysburg Boro, Cumberland County

My Commission Expires April 27, 2017

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COPY



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	<i>0</i>
Book Number	<i>2704</i>
Page Number	<i>531</i>
Date Recorded	<i>7-5-16</i>

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name Michael Cherewka, Esquire		Telephone Number: (717) 232-4701	
Mailing Address 624 North Front Street		City Wormleysburg	State PA
		ZIP Code 17043	

**B. TRANSFER DATA**

Date of Acceptance of Document <i>/ /</i>			
Grantor(s)/Lessor(s) Roderic R. Moore	Telephone Number: (717) 232-4701	Grantee(s)/Lessee(s) Roderic R. Moore Revocable Living Tru	Telephone Number: (717) 232-4701
Mailing Address 2 Wilson Circle		Mailing Address 2 Wilson Circle	
City Milton	State PA	ZIP Code 17847	City Milton
			State PA
			ZIP Code 17847

**C. REAL ESTATE LOCATION**

Street Address 2 Wilson Circle		City, Township, Borough Turbot Township
County Northumberland	School District Milton	Tax Parcel Number 032-03-002-018

**D. VALUATION DATA**

 Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 31,700.00	5. Common Level Ratio Factor x 3.37	6. Computed Value = 106,829.00

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 106,829.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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**2. Check Appropriate Box Below for Exemption Claimed.**
☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☒ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.