

1.15 ACRES

2 DAY PUBLIC AUCTION

HOUSE | 2 SHEDS | PERSONAL PROPERTY

DAUPHIN COUNTY



1411 Heritage Lane | Dauphin, PA 17018

Directions: From US-22/US-322, take the PA-325 E/Mountain Road exit and go 430' on PA-325 E and turn right onto Gap View Rd. Go .5 of a mile and turn left onto Red Hill Rd. Go .1 of a mile and turn left onto Heritage Lane. Go 335' to end of culdesac and sign on property.

PROPERTY FEATURES

- 3-bedroom, 2-bath Cape Cod home on 1.15 acres
- Central A/C
- Full basement
- 2-car garage
- Private backyard that backs to woods
- Two 14' x 36' sheds offer ample storage or workspace
- Home and sheds may require new roofing
- Located at the end of a quiet cul-de-sac near Dauphin Borough

COINS & JEWELRY (FRIDAY EVE)

Approx. 600 Morgan & Peace Silver Dollars and Silver Rounds, including a rare 1888-O DD Morgan Dollar. Also featuring: Capped Bust, Barber, Liberty Walking, and other Silver Half Dollars, and much more. Gold, silver & costume jewelry, still sorting. See website for additional coin & jewelry details.

OPEN HOUSE

Wed. July 16, 1-2 P.M. &
Fri. July 18, 6-7 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

\$20,000 down payment on the day of the auction. Settlement on or before October 15, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Estimated Annual Taxes \$4,304.**

Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Discover the potential in this 3-bedroom, 2-bath Cape Cod home situated on 1.15 acres at the end of a quiet cul-de-sac near Dauphin Borough. The home was part of an estate and could be brought back to its original glory with refreshed landscaping to enhance its curb appeal. With its peaceful setting and convenient location, this property is ideal for those seeking a quiet retreat with room to make it their own.*



BEILER-CAMPBELL
AUCTION SERVICES

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AUCTIONEER
J. Meryl Stoltzfus
AU#005403
Ph 717-629-6036



SELLERS
Alice Buriak and the
Late Roger Buriak



VEHICLES W/TITLES

2015 Chevrolet Equinox, 2003 Cadillac DeVille, 2007 Dodge Dakota 4WD 4-door extended cab, 1995 Cadillac DeVille, Honda CB360 motorcycle, Honda XL175 motorcycle, 16' flat bottom boat w/trailer.

LAWN & GARDEN

MTD Yard Machines snow blower, Montgomery Ward trash pump, Park Ridge Huff bike, Several trolling motors, Troy-Bilt 21" push mower, Yard Machines 22" push mower, Various other push mowers, Troy-Bilt 7-speed Pony riding mower, John Deere LA105 riding mower (as is), Mercury boat motor, Minn Kota trolling motor (new in box), 2 power wheelchairs (as is), Coleman Maxa 5000 generator, Live animal traps, New Craftsman 16" 36cc chainsaw, Several chainsaws.

40+ GUNS

Remington Arms Model 1889 DBL 12 ga, A.T. Aubrey Meriden Firearms 1907 DBL 12 ga, London Fine Twist DBL 12 ga muzzleloader, Mortimer of London Cape Gun 12 bore / 14 DBL muzzleloader, W.C. Moore DBL 12 ga, Kmart DBL 12 ga 2 $\frac{3}{4}$ " chamber, Winchester Mod. 140 Semi 2 $\frac{3}{4}$ " chamber w/ Huntslug, Ithaca Model 51 Featherweight 12 ga semi 2 $\frac{3}{4}$ ", Crescent Fire Arms 16 ga single shot, Belgium .30 cal single shot octagon bull barrel, Thompson Center .50 cal inline muzzleloader w/ scope, Thompson Center .50 cal muzzleloader, Winchester Model 1897 12 ga, Stevens Mod. 820 B 12 ga 2 $\frac{3}{4}$ ", Stevens Mod. 520 12 ga 2 $\frac{3}{4}$ " full choke, Winchester Mod. 12 16 ga, H & R 10 ga single shot 3 $\frac{1}{2}$ ", Winchester .22 cal pump octagon barrel, J. Stevens Little Scout .22 Long Rifle Breech Loader, Remington .32 Short or Long Breech Loader, J. Stevens Little Scout .22 Long Rifle Breech Loader, Glenfield Mod. 25 .22 cal, Ruger Mod. 10-1 .22 Carbine .22 cal Semi, 12 cal breech loader octagon barrel, Glenfield Mod. 60 .22 cal Semi, A. Rossi .410 ga 3 in., Winchester Mod. 67 .22 short, Stevens Mod. 770 12 ga 2 $\frac{3}{4}$ in., Winchester Mod. 06 .22 short or long, Winchester Mod. 94 .30-30,

.30 cal military rifle (as is), Savage .32 cal hand gun, I.J. Double Action No. 1900 .32 cal revolver, Colt D.A. .45 revolver, Colt Huntsman .22 cal Long Rifle handgun (with leather holster), Hamilton Rifle No. 2 .22 cal, New SKB Arms Japan Mod 505 12 ga O/U, Winchester Mod. 12 12 ga 2 $\frac{3}{4}$ in. (nice!), Winchester Mod. 12 16 ga, Remington Mod. 870 Wingmaster 12 ga, Springfield 1863 muzzleloader, Daisy No. 25 BB gun, Crossman Air Rifle, CVA Hawkins .50 cal Black Powder (new in box), L.C. Smith 20 ga side by side in fitted case, 2 Daisy BB guns

Ammo: Lots of shotgun ammo, Lots of .22 ammo, Rifle ammo: .30-30, .270, and more

SPORTING GOODS

Large number of wooden duck decoys by Dux' Dekes, Signed J.W. Duxberry lot of first editions, Plastic duck decoys, Spotting scope, Bear Kodiak recurve bow, Numerous fishing rods & reels, Lots of fishing tackle, Lures, hooks, sinkers, & more, New binoculars, Hunting knives, Black powder accessories, Patriot kayak, Boat oars.

TOOLS

Lots of new tools, Wrench sets, socket sets, bolt cutters, 2 - 3/4 drive sockets, Drill bit sets, Craftsman 10 in. compound mitre saw (new in box), New plastic shop shelving.

FURNITURE

Victrola (nice) w/ records, 4 pc. bedroom suite (queen size), Rolltop kneehole desk & chair, Dressers with mirrors, Spinning wheel, Wingback chair, Jewelry cabinet, Deacon's bench, Crib, King size bed, Ridgeway grandfather's clock, Hi chest, 2 glass front china cupboards, Round dining room table with 4 chairs, 2 couches, Coffee table, Painted wooden chest.

HOUSEHOLD

Large Homer Laughlin dinnerware set (Wheat pattern), Service for 10 Barclay dinnerware set, German tea set, Various china sets made in Japan, England, and others, Silverware chests, Large amount of Depression ware, Avon Ruby ware, Staffordshire dinnerware (ironstone), a lot of glassware to be unpacked yet.

All information provided is deemed to be accurate but not guaranteed.

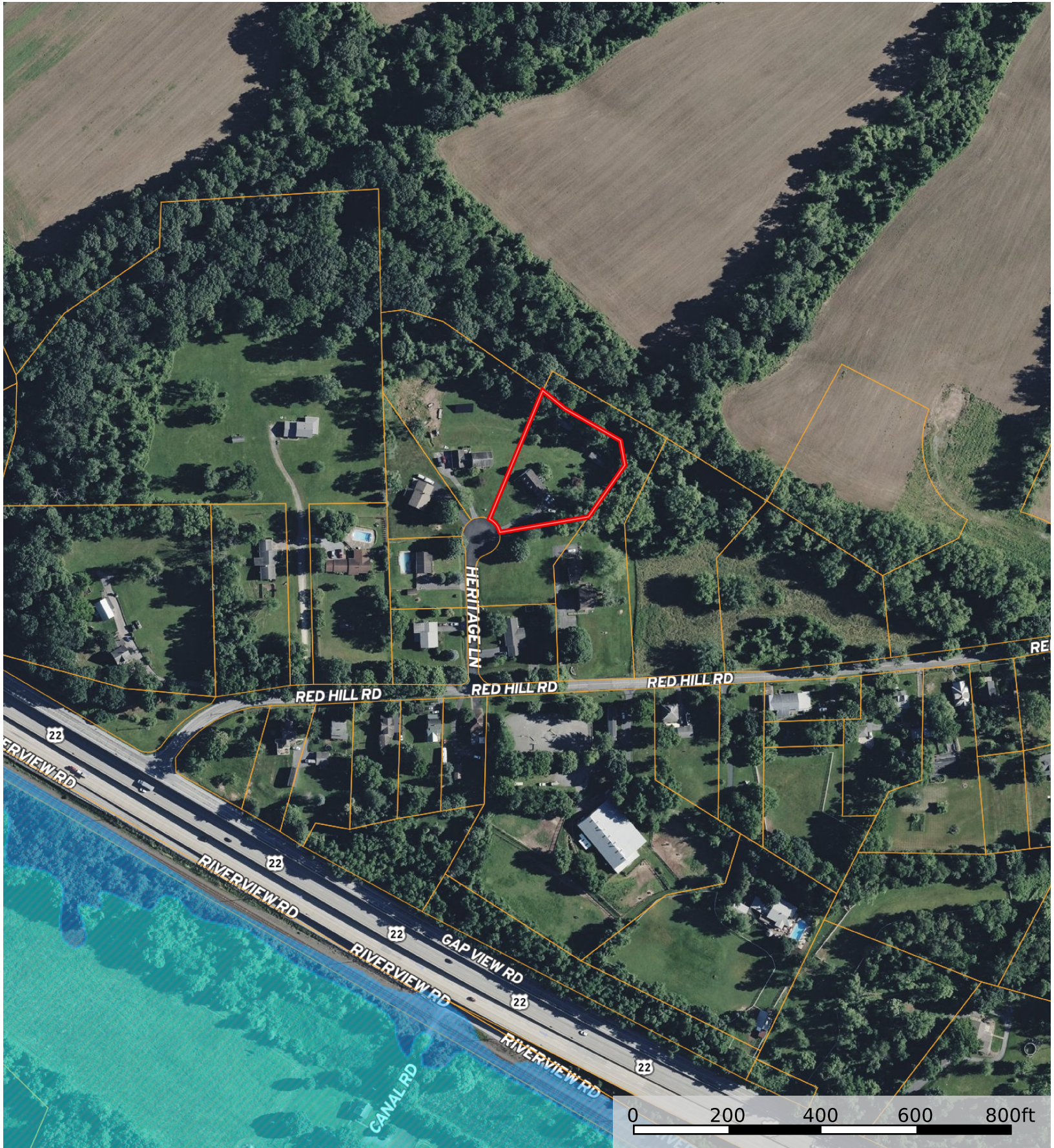
COLLECTIBLES

Kent guitar w/case, Tin dollhouse w/ furniture, Chartola autoharp, Orthey autoharp & dulcimer both stamped Newport PA, Old box cameras, World War II sword (Nazi), Apple peeler, Blue Juniata double-bitted axe, Block planes, Stanley planes, New old stock Coleman ice chest, Coleman water coolers, Green jars, Lots of golf clubs & caddy cart, Wooden arrows, Lightning Guider sled, Speedy sled, Machetes, Bayonets, Old bicycles, Couple old canoes, Paris toboggan, Radio Flyer wagon, Box of Batman toys, Dr. R. Buriak dentist signs, Other old dental stuff, Lionel Lines #390 Locomotive, Lionel Lines Coal car, #309 Pullman car, #310 Railway Mail car, #312 Observation car, Lionel Lines #219 20-ton crane, Other Lionel train accessories & box full of track, Wurlitzer jukebox, lots of 45s records, Western Electric shipping box, Books: Sesame Street Library (15 volume set), Charlie Brown's Encyclopedia (12 volume set), Walt Disney's Storyland, My Big Book Fairy Stories, Old postcards, War Ration books, 1887 English Bible, Old croquet sets, Old license plates (1930s & 1940s), Play Pal plastic Mickey banks, Red Star yeast shipping box, Crocks, More old wooden boxes, Pet carrier, Cracker tins

TOYS

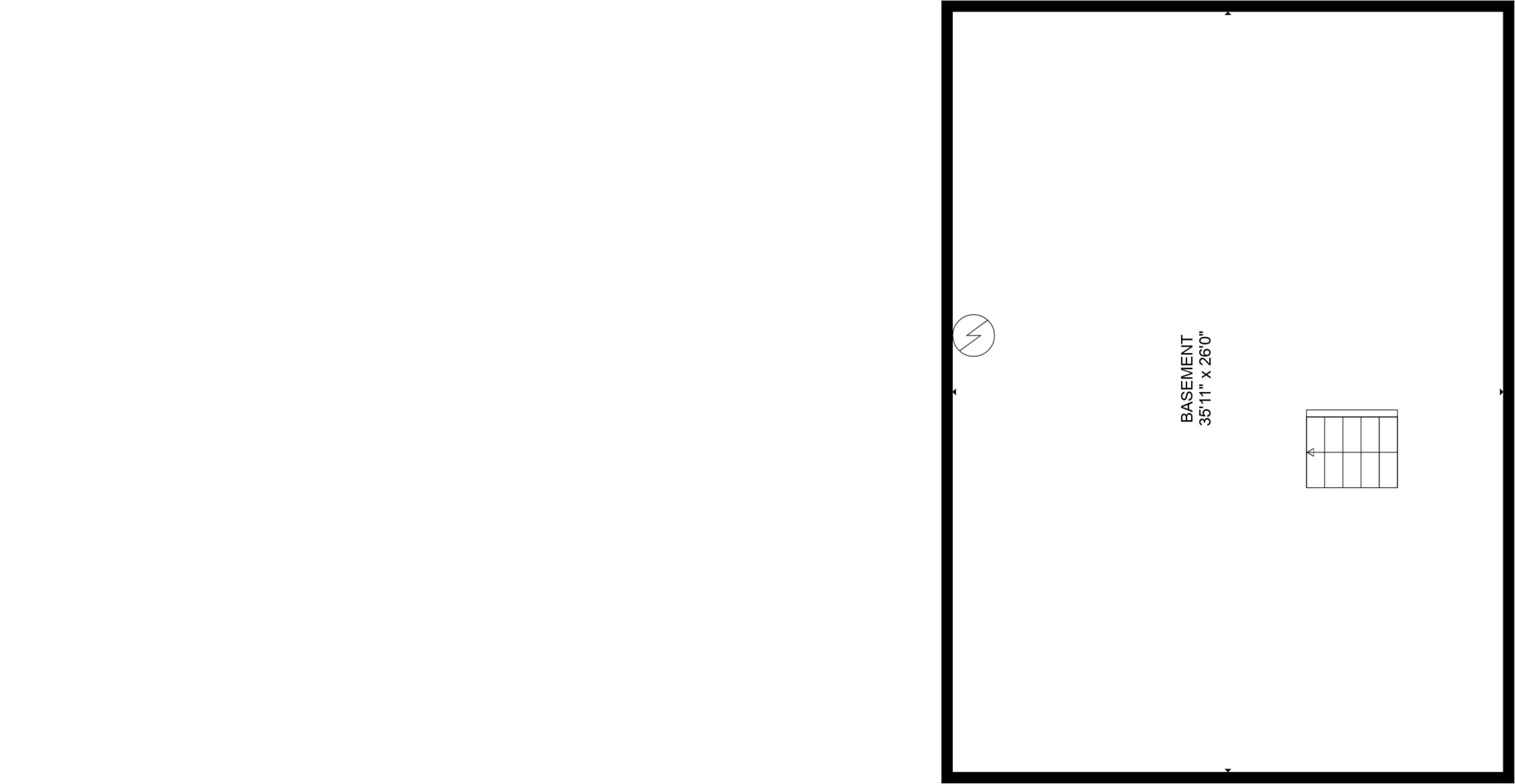
Stuffed Mickey Mouse toys, Large amount of Beanie Baby toys, Cast iron mechanical dentist bank, New and old toys, Combat toys, Barbies, Mickey Mouse toys, Matchbox carry case full of cars, Farm toy sets, Wooden alphabet blocks, Mattel's Chatty Cathy doll, Cabbage Patch dolls, Porcelain dolls, Mickey Mouse school bus lunch box, Celluloid toys, Fisher Price toys.

Auctioneer's Note: This is only a partial listing. Planning to sell with 2 auctioneers.

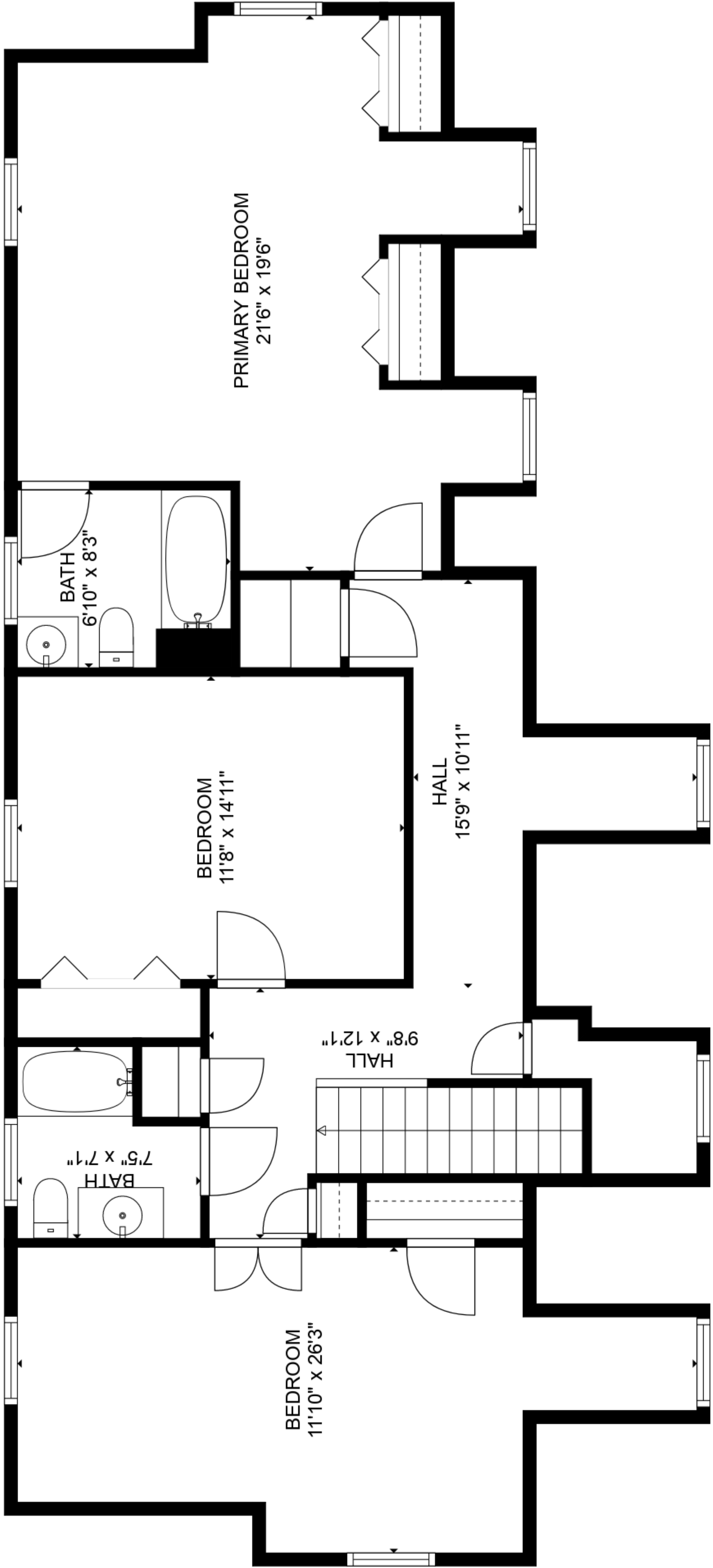




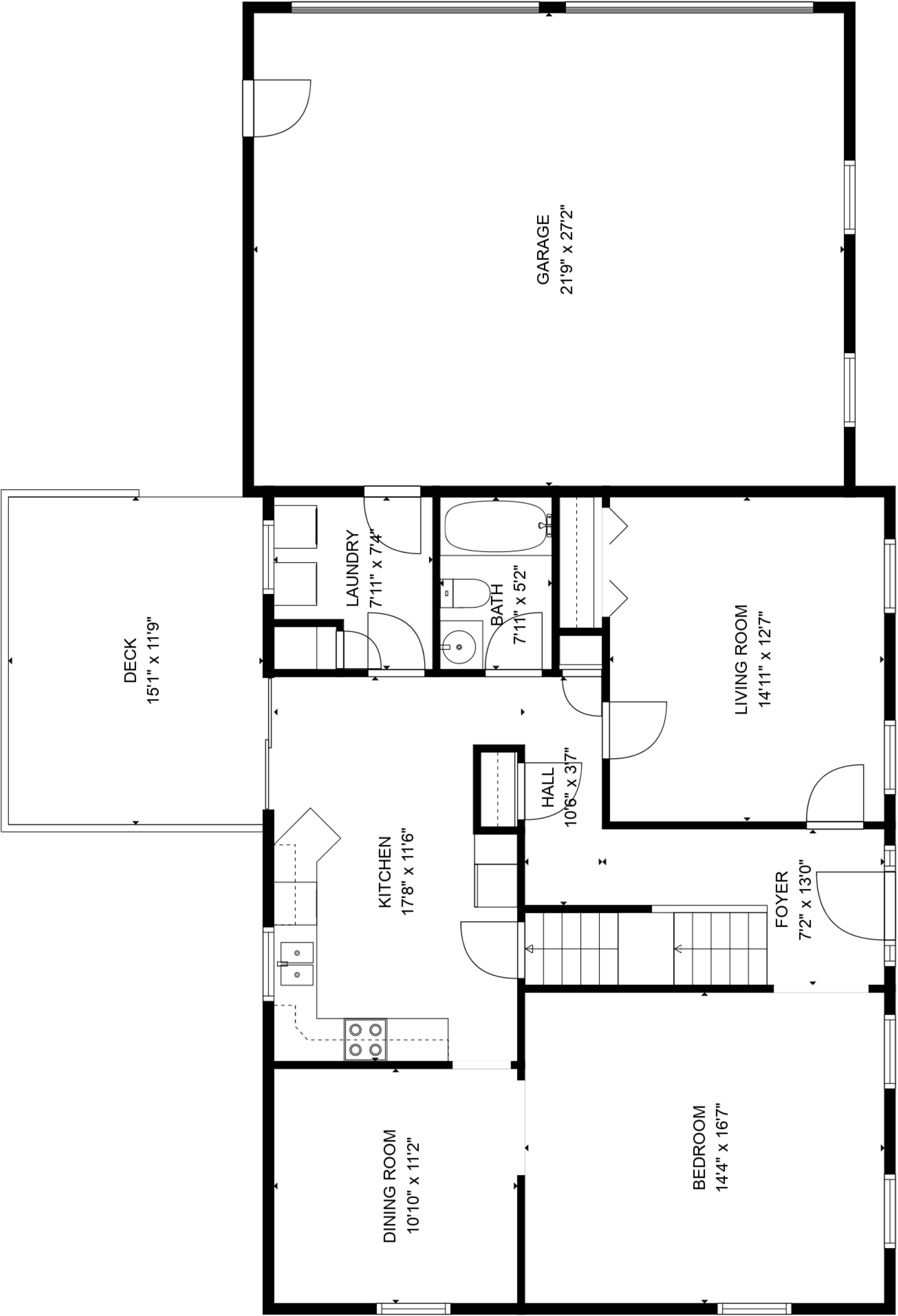
 Boundary



FLOOR 1



FLOOR 3

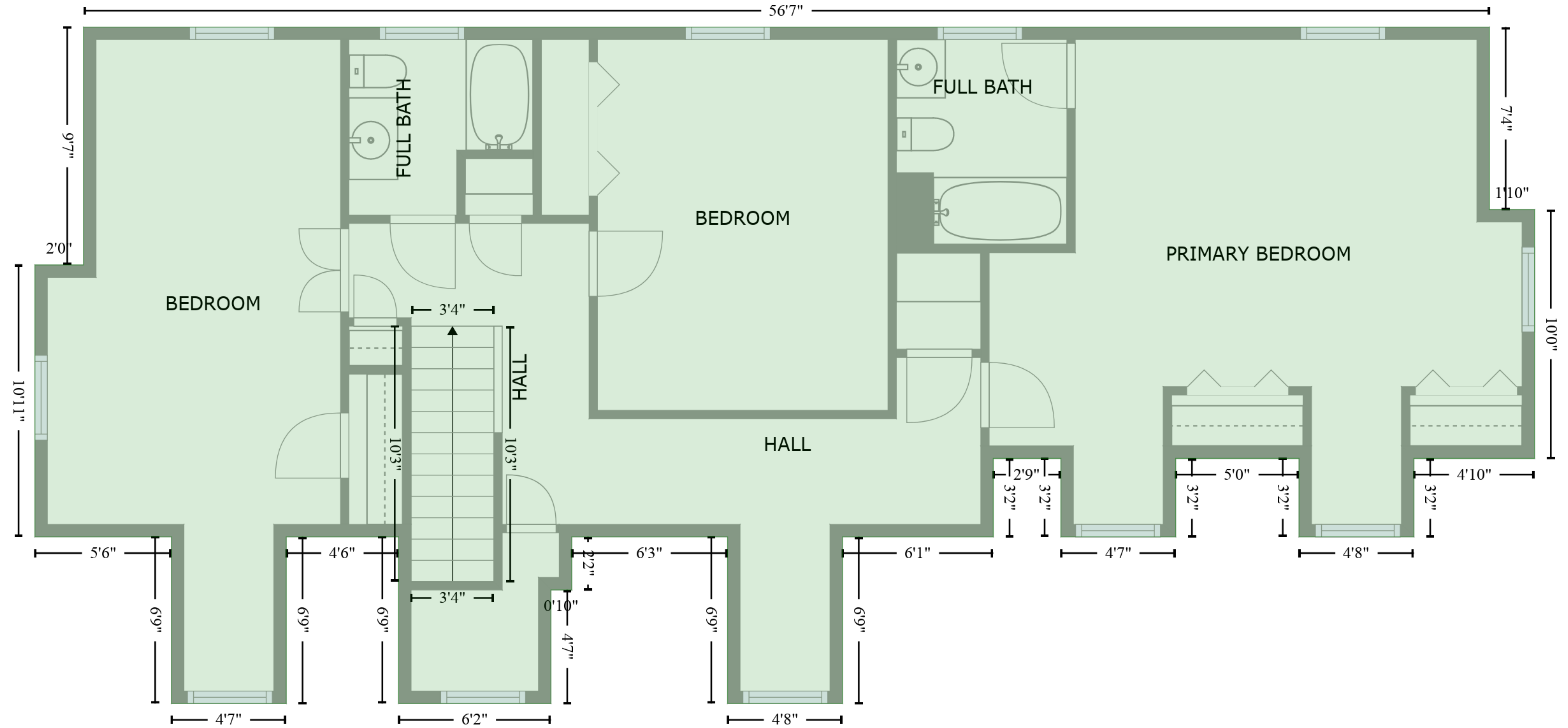


FLOOR 2

ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 995 sq. ft
GLA FLOOR 2: 1109 sq. ft EXCLUDED AREAS 805 sq. ft
GLA FLOOR 3: 1273 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 2382 sq. ft, total area 4182 sq. ft

FLOOR 3
[AREA: 1273]



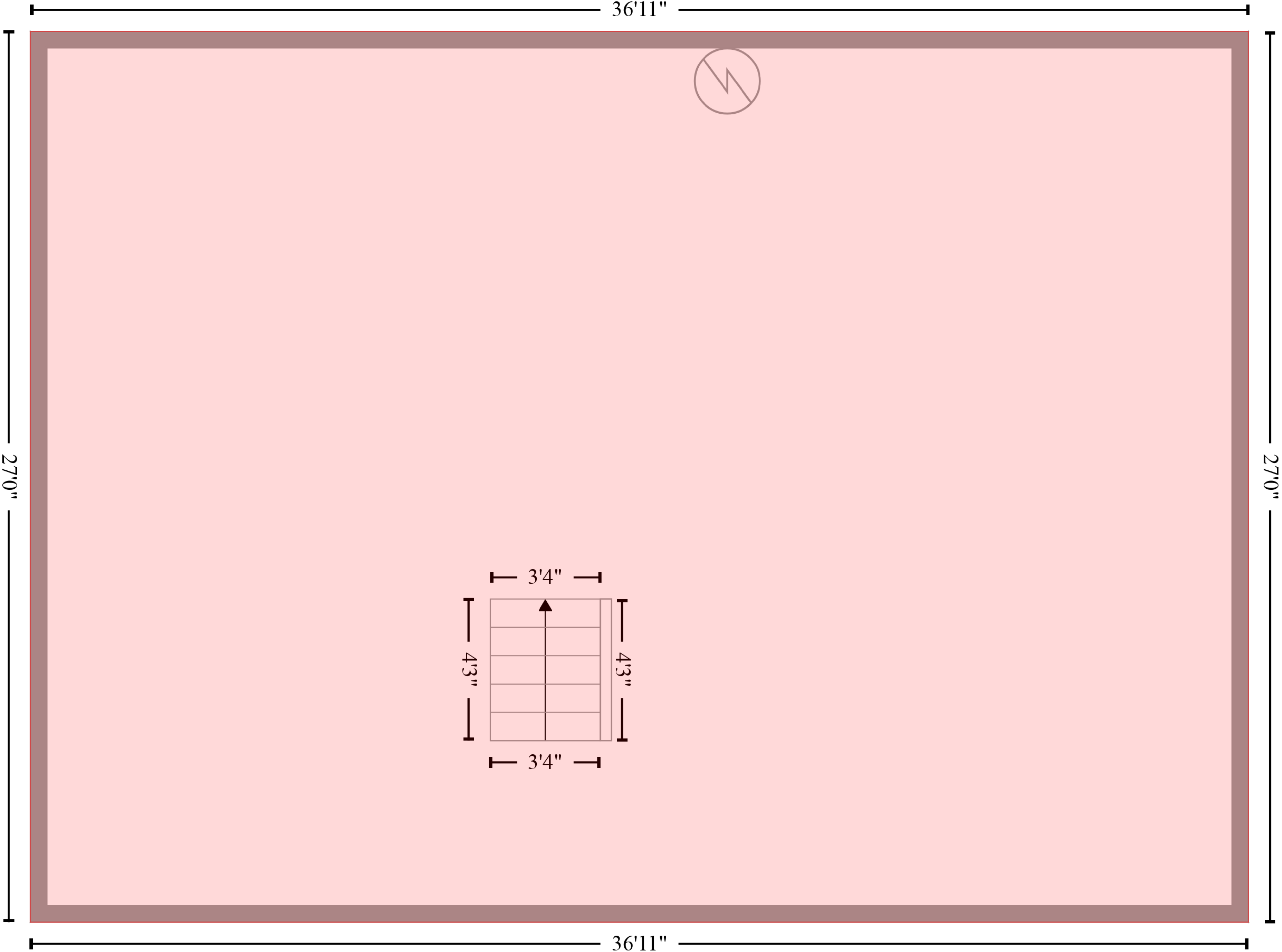
DECK (2)
[AREA: 177]

FLOOR 2
[AREA: 1109]

GARAGE (1)
[AREA: 628]



BASEMENT (1)
[AREA: 995]



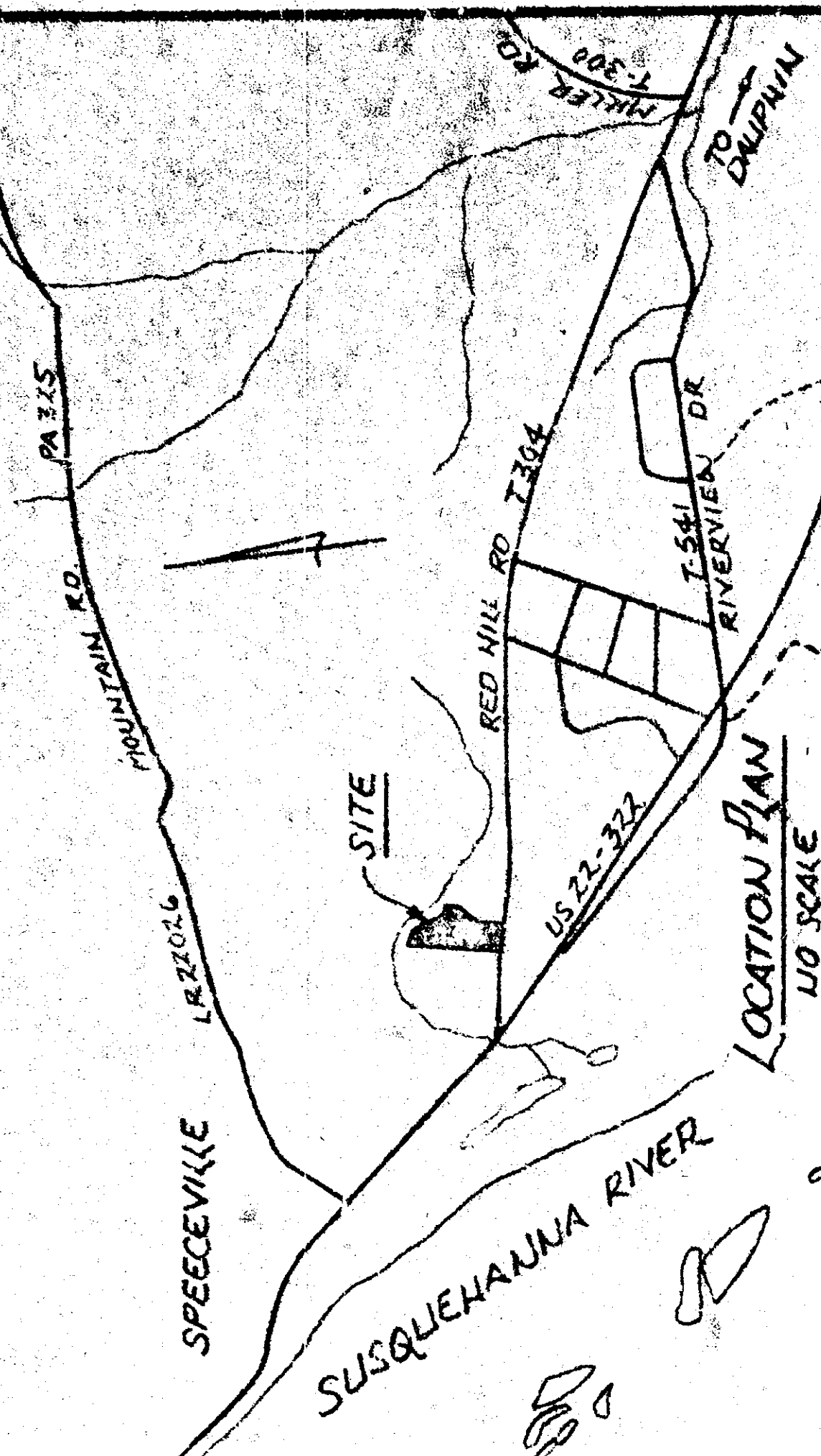
EROSION & SEDIMENT CONTROL

- RECEIVED
RECORDERS OFFICE
JUN 26 11 15 AM '82
1. ONLY THOSE AREAS NEEDED FOR BUILDING CONSTRUCTION SHALL BE DISTURBED.
 2. DURING CONSTRUCTION ONLY THOSE TREES, SHRUBS AND GRASSES THAT MUST BE REMOVED WILL BE REMOVED.
 3. DISTURBED EARTH AREAS SHALL BE FINAL GRADED, SEEDED AND MULCHED 20 DAYS AFTER FINAL CONSTRUCTION.
 4. ALL NATURAL DRAINAGEWAYS SHALL BE PRESERVED AND PROTECTED.
 5. ALL OTHER EROSION CONTROL MEASURES SHALL BE EMPLOYED WHERE NEEDED IN ACCORDANCE WITH DAUPHIN COUNTY SOILS CONSERVATION DISTRICTS RECOMMENDATIONS.

NOTES

1. PROPOSED RIGHT OF WAY IS TO BE PRIVATE.
2. CONCRETE MONUMENTS #1, 2, 3 & 4 TO BE SET AFTER TOWNSHIP APPROVAL OF THIS PLAN.
3. CONCRETE MONUMENTS #5, 6, 7 & 8 TO BE SET AFTER ROAD CONSTRUCTION.
4. # - INDICATES IRON PIN IN CONCRETE (CONC. MON.)
5. CONTOURS INTERPOLATED FROM U.S.G.S. MAPPING.

OWNER: HYLAS HAY, JR.
RD #1 DAUPHIN, PA. 17018
PHONE - 921-2160



THIS PRELIMINARY PLAN REVIEWED 8 DAY OF Sept 1981
BY THE DAUPHIN COUNTY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS 11th DAY OF Sept 1981
BY THE MIDDLE PAXTON TWP PLANNING COMMISSION

APPROVED THIS 4 DAY OF Dec 1982 BY THE
MIDDLE PAXTON TWP BOARD OF SUPERVISORS

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR
EQUITABLE TITLE TO THE LAND SHOWN AND THAT ALL RIGHTS OR
STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE
HEREBY DEDICATED TO PUBLIC USE.

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND
FOR THE STATE AND COUNTY AFORESAID,

WHO ACKNOWLEDGE THIS PLAN TO BE HIS ACT AND DEED AND
DESIRE TO HAVE THE SAME RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 12 DAY OF Dec 1982

MY COMMISSION EXPIRES
George H. Van Wagner, Notary Public
Middle Paxton Twp., Dauphin Co., Pa.
My Commission Expires March 7, 1983

I CERTIFY THIS PLAN TO BE CORRECT AND ACCURATE TO THE BEST
OF MY KNOWLEDGE.

PRELIMINARY-FINAL SUBDIVISION PLAN for
HYLAS HAY, JR.

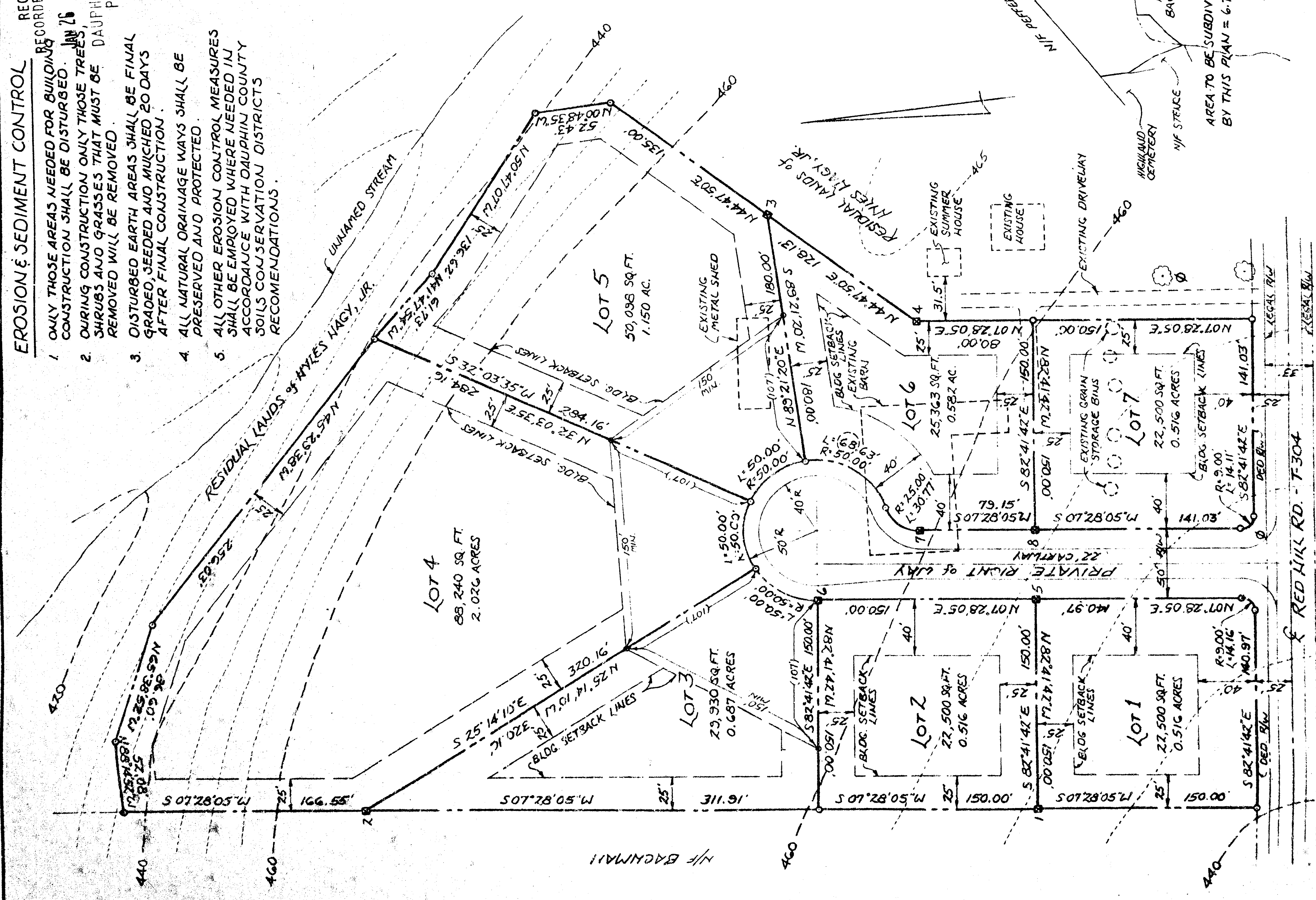
MIDDLE PAXTON TWP
DAUPHIN CO., PENNA.

ENGINEERS & SURVEYORS ~ DAUPHIN, PA.

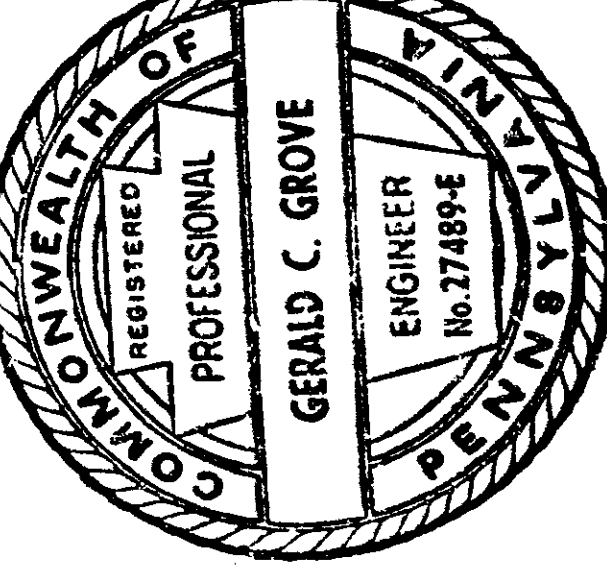
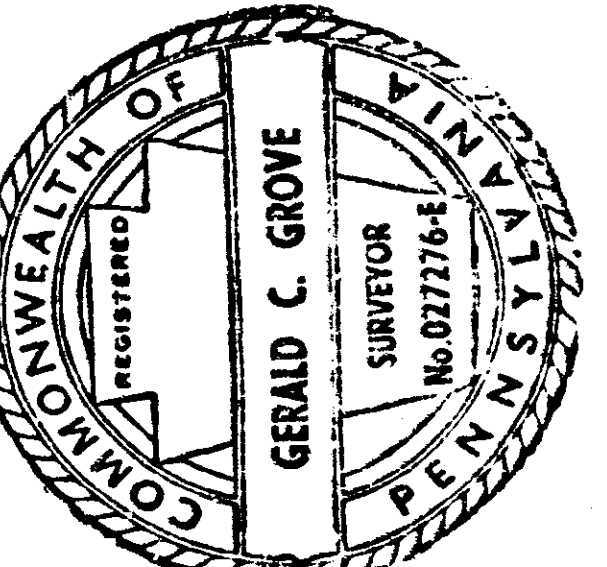
DATE 8-8-81

1080

SHEET 1 of 3



PROPERTY PLAN
SCALE: 1" = 600'
NOTED FROM TAX MAP 43-5



RECORDED DATE PLAN BOOK VOL PAGE
PRELIMINARY-FINAL SUBDIVISION PLAN for
HYLAS HAY, JR.
MIDDLE PAXTON TWP
DAUPHIN CO., PENNA.
ENGINEERS & SURVEYORS ~ DAUPHIN, PA.
DATE 8-8-81
1080
SHEET 1 of 3

SELLER'S PROPERTY DISCLOSURE STATEMENT**SPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 1411 Heritage Ln, Dauphin, PA 17018**2 SELLER Alice K Buriak, The Late Roger K Buriak****3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
 5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
 8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
 10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
 11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
 12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**
 14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
 15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
 16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
 18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
 26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 30 a. The buyer has received a one-year warranty covering the construction;
 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 32 building code; and
 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
 35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
 36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**
 37

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
 39 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
 40 **material defect(s) of the Property.**

41 *Richard London*
 42 _____

DATE 6/2/2025

E9164097B9304D0

43 Seller's Initials _____ / _____ Date _____

SPD Page 1 of 11

Buyer's Initials _____ / _____ Date _____



CONDITIONS OF SALE

1. The property to be sold consists of one (1) tract of land located at 1411 Heritage Lane, Middle Paxton Township, Dauphin County, Pennsylvania, on which an one and a half-story house is erected on, known as tax parcel number 43-005-134-000-0000, being more fully bounded and described on Exhibit "A" attached hereto and made a part hereof (the "Property").

2. The Seller reserves the right to a reasonable bid after which it will be sold to the highest bidder.

3. The highest bidder shall be the Purchaser upon the Property being struck off to him and/or her and he and/or she shall immediately thereafter sign the Agreement of Sale on these Conditions, and pay down ten percent (10%) as security for performance. Seller shall receive and deposit the proceeds at JSDC Law Offices. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.

4. Balance of purchase price shall be paid at settlement to be held at the office of such attorney or title company as Purchaser may designate in Cumberland County, Pennsylvania, on or before August 16, 2025 (unless some other time or place shall hereafter be agreed upon by the Seller and Purchaser), upon which payment the Seller shall convey to the Purchaser, by General Warranty Deed prepared at the Seller's expense, good and marketable title to the Property, free and clear of all liens and encumbrances not noted in these Conditions of Sale, but subject to any existing wall rights, easements, building or restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways.

At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage that occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

5. Formal tender of the General Warranty Deed and purchase money are waived.

6. (a) Acknowledgements to the General Warranty Deed shall be paid by Seller.

(b) All required state and local Realty Transfer Tax shall be paid by Purchaser.

(c) Real estate taxes shall be apportioned to date of settlement or prior delivery of possession.

(d) Water and sewer rent shall be paid by Seller to date of settlement or prior delivery of possession.

(e) Any disbursements or fees purported to be charged by Purchaser's title company or attorney against Seller for services that Seller has not specifically engaged shall be paid by Purchaser.

7. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric, heating, plumbing, lighting, water, water softening, and central air conditioning fixtures and systems; laundry tubs; radio and television aerials, masts, and rotor equipment; storm doors and windows, screen doors, and fitted window screens; roller and Venetian blinds, curtain and drapery rods and hardware; radiator covers; cabinets; awnings; and any articles permanently affixed to the property, except any such items not located on the Property.

8. Possession shall be given to the Purchaser at settlement.

9. Seller has risk of loss until settlement and Purchaser has risk of loss thereafter.

10. The Seller reserves the right to reject any or all bids.

11. Any survey, desired or required by Purchaser, shall be obtained and paid for by Purchaser.

12. The Property and all improvements are being sold "AS IS" without warranty as to condition. The Purchaser and/or Purchaser's agents have had an opportunity to walk through the Property, and the same being purchased as a result of such walk through and not as a result of any representations made by Seller or any of Seller's agents. Seller has no knowledge concerning the presence or absence of radon or the presence of lead-based paint and/or lead-based paint hazards.

13. Purchaser acknowledges receipt of Seller's Property Disclosure Statement and Lead-Based Paint Disclosure Statement.

14. The sale of this Property shall not be contingent upon the Purchaser's ability to obtain financing for the purchase of this Property, nor shall it be contingent upon the sale of any other real estate owned by the Purchaser.

15. The said time for settlement and all other times or obligations of these Conditions are hereby agreed to be of the essence of these Conditions.

16. Seller has not conducted any investigation and has no actual knowledge of any environmental hazards, including, but not limited to, radon, asbestos, and urea formaldehyde.

17. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser or his sureties (if any) and to retain any advance in price, or hold the

present Purchaser and any sureties liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder for or toward payment of any such loss.

18. In case any court proceedings are necessary, the Orphans' Court Division of the Court of Common Pleas of Dauphin County, Pennsylvania shall have sole jurisdiction in this matter.

IN WITNESS WHEREOF, the Seller and Purchaser have hereunto set their hands and seals this ____ day of _____, 2025.

WITNESS:

SELLER:

Richard M. London, Agent under Power of
Attorney for Alice K. Buriak dated July 2, 2025

PURCHASER:

EXHIBIT "A"

TAX PARCEL NO. 43-005-134-000-0000

ALL THAT CERTAIN tract or parcel of land with improvements thereon erected, situate lying and being in Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the northerly end of a cul-de-sac with radius of 50.00 is located at the northerly end of a private right-of-way extending from Red Hill Road, Township Route T-304, a which said point of beginning is more particularly located at the intersection of the northerly line of the aforesaid cul-de-sac and the dividing line between Lots Nos. 4 and 5 on the preliminary/final subdivision plan for Hyles Hagy, Jr. hereinafter more particularly referred to; Thence, from said point of beginning, along the dividing line between Lots Nos. 4 and 5 on the aforesaid plan of lots; North 32 degrees 03 minutes 35 seconds East, a distance of 284.16 feet to a point on other lands now or formerly of Hyles Hagy, Jr.; thence from said point, South 41 degrees 47 minutes 54 seconds East; a distance of 61.73 feet to a point; thence, from said point South 50 degrees 47 minutes 07 seconds East, a distance of 136.62 feet to a point; thence, from said point, South 00 degrees 48 minutes 35 seconds East, a distance of 52.43 feet to a point; thence, from said point, South 44 degrees 47 minutes 50 seconds West, a distance of 135.00 feet to a point on the dividing line between Lots Nos. 5 and 6 on the aforesaid subdivision; thence from said point, along the dividing line between Lots Nos. 5 and 6 on the aforesaid subdivision, South 89 degrees 21 minutes 20 seconds West, a distance of 180.00 feet to a point on the northerly line of a cul-de-sac with radius of 50.00 feet; thence, from said point along the northerly line of the aforesaid cul-de-sac on a curve to the left with a radius of 50.00 feet a distance of 50.00 feet to a point, the point and place of BEGINNING.

BEING Lot No. 5 on the preliminary/final subdivision plan for Hyles Hagy, Jr. known as "Heritage Farms", prepared by Grove Associates dated August 8, 1981 and recorded January 26, 1982 in Dauphin County Plan Book O, Volume 3, Page 66.

UNDER AND SUBJECT TO setback lines and restrictions, reservations and easements set forth in the subdivision plan recorded in Dauphin County Plan Book O, Volume 3, Page 66.

ALSO UNDER AND SUBJECT TO Declaration of Restrictions for "Heritage Farms" dated July 31, 1984 and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, on August 2, 1984 in Record Book 522, Page 363. Provided however that any dwelling house constructed on the aforesaid lot by Grantees, their successors or assigns, shall have a minimum of 1,200 square feet of living space.

ALSO UNDER AND SUBJECT TO all restrictions, reservations, and rights-of-way of prior record.

BEING THE SAME PREMISES which Roger L. Buriak by Deed dated August 22, 1989, and recorded August 29, 1989, as Deed Book 1316, Page 502 in the Office of the Recorder of Deeds

in and for Dauphin County, Pennsylvania, granted and conveyed unto Wilmer J. Baker and Roger L. Buriak and Alice K. Buriak, husband and wife.



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Realtor/Auctioneer

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merylstoltzfus@gmail.com

GERALD NOLT

Realtor

717-582-6589

geraldhnolt@gmail.com

Office

888-209-6160