

1989

herein designated as the Grantors.

herein designated as the Grantees;

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.

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 feet which said cul-de-sac is located at the northerly end of a private right-of-way extending from Red Hill Road, Township Route T-304, and 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 Herbert K. Gardner, Sr. and Alice R. Gardner, his wife, granted and conveyed until Roger L. Buriak, one of the Grantors herein by Deed dated July 1, 1987, and recorded July 2, 1987 in the Office for Recording of Deeds in and for Dauphin County in Record Book 968, Page 268. This is a transfer between Husband and Wife and is therefore exempt from the Pennsylvania Realty Transfer Tax.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, 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 of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. To have and to hold all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that, except as may be herein set forth, they do and will forever warrant and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantors and all other persons lawfully claiming the same or to claim the same.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

Signed, Sealed and Delivered  
in the presence of  
or Attested by

*[Signature]*  
ROGER L. BURIAK

*[Signature]*  
As to Roger L. Buriak

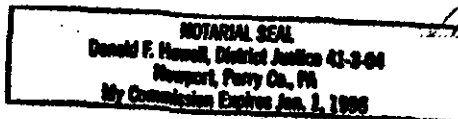
Commonwealth of Pennsylvania, County of Perry

188.

We it Remembered, that on *22nd Aug* 1989, before me the subscriber personally appeared ROGER L. BURIAK

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within deed and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal the day and year aforesaid.



Deed

ROGER L. BURIK

TO

ROGER L. BURIK and ALICE K.  
MCDONOUGH, his wife,

Dated Aug 22 1989

21360  
RECEIVED  
RECORDERS OFFICE  
AUG 29 11 36 AM '89  
DAUPHIN COUNTY  
PENNS.

BOOK 1316 PAGE 504

The Undersigned certifies that the precise  
residence and complete post office address of the  
Grantee is:

1411 Heritage Lane  
Dauphin, Pa 17018  
CITY STATE ZIP CODE

H. B. Gally  
(Deed only)

Commonwealth of Pennsylvania, County of Dauphin  
Be it Remembered, that on the 22<sup>nd</sup> day of August 1989  
personally appeared ROGER L. BURIK  
who acknowledged self to be the \_\_\_\_\_ of  
a Corporation, and that being authorized to do so as such corporate officer executed the foregoing instrument  
for the purposes therein contained on behalf of the corporation.  
Witness my hand and seal the day and year aforesaid.

State of Pennsylvania } S. S.  
Dauphin County  
Recorded in the Office for Recording  
of deeds, etc., in and for the County of Dauphin, in  
Record Book 1316 Page 502  
Witness my hand and seal of Office  
this 29<sup>th</sup> day of Aug, Anno Domini 1989  
Philip Sprouff, Recorder