

Tax Map # 32-001-047

DEED

MADE THE 29th day of June in the year of our Lord, Two Thousand Twenty Three (2023)

DANIEL D. HOFFMAN,

(herein called the Grantor)

A
N
D

JOEL N. HOFFMAN and MARK A. HOFFMAN, as tenants in common, of 1144 Buckwheat Valley Road, Mt. Pleasant Mills, Pennsylvania,

(hereinafter called the Grantee)

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States of America unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and subject to the reservations hereinafter set out, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, its heirs and assigns.

ALL the undivided One-Third (1/3) interest of **DANIEL D. HOFFMAN**, the Grantor above named, in and to:

ALL THAT CERTAIN tract of land situate in Jackson and Upper Paxton Townships, Dauphin County, Pennsylvania, and more particularly bounded and described, in accordance with a Property Survey for R.J. Hoffman and Sons, dated March 23, 2015 to September 8, 2015,

BEGINNING at an iron pin at corner of lands now or formerly of Charles M. Fogarty and Larry Miller and on line of lands now or formerly of Lewis Stonerod, Jr.; thence along lands now or formerly of Lewis Stonerod, Jr. and lands now or formerly of Lewis Stonerod 84 degrees, 59 minutes, 59 seconds east a distance of 847.81 feet to an iron pin; thence along lands now or formerly of Lewis Stonerod, south 1 degree, 48 minutes, 9 seconds west, a distance of 772.94 feet to a pipe and stones; thence along lands now or formerly of William T. Haugh south 86 degrees 28 minutes 3 seconds east, a distance of 575.62 feet to a planted stone; thence along lands now or formerly of Max Sweigard north 1 degree 32 minutes 37 seconds east, through an iron pin and stones, a distance of 758.37 feet to an iron pin; thence along lands now or formerly of Max Sweigard and lands now or formerly of Jared Popp south 84 degrees 59 minutes 59 seconds east, a distance of 632.53 feet to an iron pin and stone; thence along lands now or formerly of Jared

Popp north 9 degrees 15 minutes 27 seconds east, a distance of 44.19 feet to an iron pin and stone; thence along same south 87 degrees 0 minutes 43 seconds east, a distance of 46.26 feet to a planted stone at the corner of lands now or formerly of Jared Popp and lands now or formerly of Charles M. Fogarty; thence along lands now or formerly of Charles M. Fogarty, north 10 degrees 59 minutes 10 seconds east, a distance of 732.88 feet to an iron pin and stones at the northwesternmost corner of lands now or formerly of Charles M. Fogarty; thence along lands now or formerly of David Krulac north 87 degrees, 8 minutes, 57 seconds west, a distance of 250.71 feet to an iron pin; thence along same north 82 degrees 57 minutes 41 seconds west, a distance of 1311.95 feet to an iron pin; thence along same north 61 degrees 30 minutes 2 seconds west a distance of 548.63 feet to an iron pin on line of lands now or formerly of Charles M. Fogarty and Larry Miller; thence along same south 11 degrees, 6 minutes, 55 seconds west, a distance of 1049.45 feet to an iron pin, the point and place of BEGINNING.

Said tract containing 49.42 acres.

BEING the same premises which Barry E. Hoffman, by deed dated February 22, 2019 and recorded March 4, 2019 in the office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument No. 20190004631, granted and conveyed unto Joel N. Hoffman, Daniel D. Hoffman and Mark A. Hoffman.

THIS IS A CONVEYANCE OF A 1/3 INTEREST FROM A BROTHER TO HIS SIBLING BROTHERS, AND IS, THEREFORE, EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX UNDER PENNSYLVANIA REALTY TRANSFER TAX ACT AND REGULATION, SECTION 91.193 (b)(i)(C).

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 her, the said Grantor, as well at law as in equity, of, in and to the same.

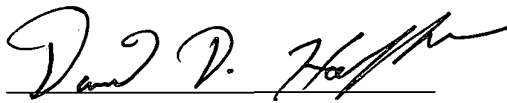
TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assignees, to and for the only proper use and behoof of the said Grantee, its heirs and assigns, forever.

And the said Grantor, for itself and its heirs, executors and administrators, does, by these presents, covenant, grant and agree to and with the Grantee, its heirs and assigns, that she, the said Grantor, and its heirs, all and singular hereditaments and premises herein described and granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its heirs and assigns

against it the said Grantor, and its heirs, will SPECIALLY WARRANT AND DEFEND against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal. Dated the date and year first above written.

Sealed and Delivered
In the Presence of Us:

By: 
Daniel D. Hoffman

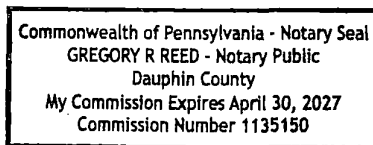
COMMONWEALTH OF PENNSYLVANIA

:SS

COUNTY OF SNYDER

On this, the 29th day of June, 2023, before me the undersigned officer, personally appeared, Daniel D. Hoffman, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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



 (SEAL)
Notary Public

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 1144 Buckwheat Valley Road, Mt. Pleasant Mills, PA 17853.

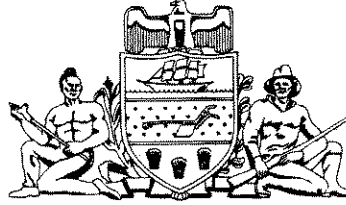
June 29, 2023


Attorney for Grantee

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meck
First Deputy
www.dauphinc.org/deeds

Dauphin County



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

INSTRUMENT #: 20230014243
RECORD DATE: 7/6/2023 1:28:27 PM
RECORDED BY: SKREVSKY
DOC TYPE: DEED
AGENT: GREG REED
DIRECT NAME: HOFFMAN, DANIEL D.
INDIRECT NAME: HOFFMAN, JOEL N.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

JACKSON TWP
HALIFAX
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 32-001-047-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

James M. Zugay, Recorder of Deeds



THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Tax Map No. 32-001-051

DEED

MADE THIS 5th day of December in the year of our Lord Two Thousand Sixteen (2016)

BETWEEN CHARLES M. FOGARTY, a single man, party of the first part,

A
N
D

R.J. HOFFMAN AND SONS, a partnership, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Twenty-Two Thousand and 00/100 (\$22,000.00) Dollars and other good and valuable consideration, unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and subject to the reservations hereinafter set out, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, their successors and assigns,

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being on Berrys Mountain in Jackson Township, Dauphin county, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on or near the southern edge of an earth road which iron pin is on the southernmost line of lands now or formerly of David A. Krulac and also at the northeasternmost corner of lands of the grantee herein; thence along lands now or formerly of David A. Krulac South 86 degrees, 50 minutes, 30 seconds east, a distance of 693.00 feet to stones at the northwesternmost corner of lands now or formerly of Jacob Keister; thence along same South 12 degrees, 04 minutes, 50 seconds West to stones at the southwesternmost corner of lands now or formerly of Jacob Keister; thence along the northern line of lands now or formerly of James E. and Ellen M. Nice and lands now or formerly of Jared L. and Heather L. Popp North 87 degrees, 27 minutes, 01 seconds West, a distance of 683.70 feet to a stone at corner of lands of the Grantee herein; thence along lands of the grantee herein North 11 degrees, 16 minutes, 17 seconds East a distance of 732.50 feet to an iron pin, the point and place of beginning.

Containing 11.39 acres.

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 her, 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 heirs and assignees, to and for the only proper use and behoof of the said Grantee, its heirs and assigns, forever.

And the said Grantor, for itself and its heirs, executors and administrators, does, by these presents, covenant, grant and agree to and with the Grantee, its heirs and assigns, that she, the said Grantor, and its heirs, all and singular hereditaments and premises herein described and granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its heirs and assigns against it the said Grantor, and its heirs, will **SPECIALLY WARRANT AND DEFEND** against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Camille J. Martin
Witness

Charles M. Fogarty
Charles M. Fogarty

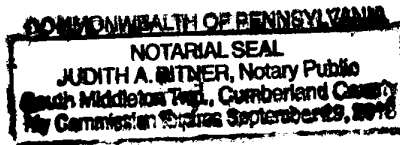
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CUMBERLAND :SS

On this, the 5th day of December, 2016, before me the undersigned officer, personally appeared, Charles M. Fogarty, a single man, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

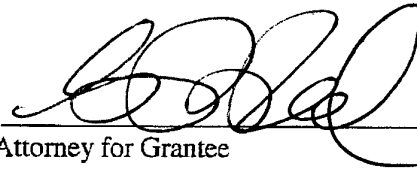
Judith A. Bitner (SEAL)
Notary Public



CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 1144 Buckwheat Valley Road, Mt. Pleasant Mills, PA 17853

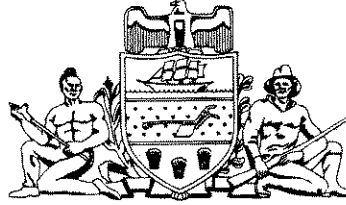
December 13, 2016


Attorney for Grantee

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meck
First Deputy
www.dauphinc.org/deeds

Dauphin County



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

INSTRUMENT #: 20160033333
RECORD DATE: 12/19/2016 10:12:26 AM
RECORDED BY: SKREVSKY
DOC TYPE: DEED
AGENT: GREG REED
DIRECT NAME: FOGARTY, CHARLES M.
INDIRECT NAME: HOFFMAN, R.J. & SONS

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$220.00
MUNICIPALITY: \$110.00 JACKSON TWP
SCHOOL DISTRICT: \$110.00 HALIFAX
AOPC: \$35.50
AFFORDABLE HOUSING: \$13.00

UPICount: 1
UPIFee: 20
UPIList: ,32-001-051-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

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