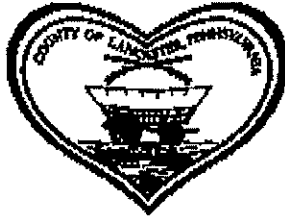


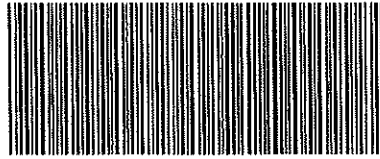
Lancaster County

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



INSTRUMENT # : 6426341

RECORDED DATE: 10/30/2018 04:20:00 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** 36272.001**Document Reference:** 36272.001**Transaction #:**

3830404 - 3 Doc(s)

Document Page Count:

3

Operator Id:

macrinam

RETURN TO: (Email)

Amber Juarbe
28 Penn Square
Lancaster, PA 17603

SUBMITTED BY:

Amber Juarbe
28 Penn Square
Lancaster, PA 17603

*** PROPERTY DATA:****Parcel ID #:** 380-7975100000**Municipality:** LITTLE BRITAIN TOWNSHIP
(100%)**School District:** SOLANCO SD*** ASSOCIATED DOCUMENT(S):****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 | \$2,800.00 |
| LITTLE BRITAIN TOWNSHIP | \$1,400.00 |
| SOLANCO SD | \$1,400.00 |
| Total: | \$5,670.25 |

INSTRUMENT # : 6426341

RECORDED DATE: 10/30/2018 04:20:00 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Ann M. Hess
Recorder of Deeds

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:

Edward L. Miller, Esquire
Blakinger Thomas, PC
28 Penn Square
Lancaster, PA 17603
(717) 299-1100

Parcel ID#: 380-79751-0-0000

THIS DEED

Made the 30th day of October, in the year Two Thousand and Eighteen (2018);

BETWEEN Louise Tomlinson, adult individual, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantor"

AND

Benjamin B. Stoltzfus and Katie E. Stoltzfus, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantees".

WITNESSETH, That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said grantor hereby grants and conveys to the said grantees, their heirs and assigns, as tenants by the entireties:

ALL THAT CERTAIN tract of land with 1 story stone dwelling, block garage, frame shed, metal shed and other improvements erected thereon, situated along the easterly side of South Little Britain Road (SR 2003) in the Township of Little Britain, County of Lancaster and Commonwealth of Pennsylvania, as the same appears as Lot No. 2 and Parcel 2A on a lot add-on plan bearing a revised plan date of March 21, 2001, prepared for Eller Estate by Lake Roeder Hiller & Beers, Civil Engineers, Land Surveyors and Landscape Architects, Lancaster, PA, Project No. 710700, and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, PA, in Subdivision Plan Book J-210, Page 41, and all the same being more fully bounded and described as follows:

BEGINNING at the southwesterly corner a mag nail set in or near the middle of South Little Britain Road (SR 2003), said nail being the northwesterly corner of Lot No. 1 and said nail also being located 1,195 feet more or less northerly of the intersection of South Little Britain Road and Kirks Mill Road (SR 2002); thence along in said road the following two courses and distances: (1) North 24 degrees 35 minutes 53 seconds East, a distance of 146.55 feet to a mag nail found; thence (2) North 24 degrees 46 minutes 41 seconds East, a distance of 133.53 feet to a mag nail set at the southwesterly corner of lands now or late of David L. and Patsy A. Eller, thence (3) along said lands of Eller and passing over a $\frac{3}{4}$ inch rebar set 16.63 feet from nail set, South 63 degrees 16 minutes 36 seconds East, a distance of 356.89 feet to a $\frac{3}{4}$ inch rebar set in line of lands now or late of Owen H., Jr. and Rosemary Groff; thence (4) along said lands of Groff, South 23 degrees 47 minutes 49 seconds West, a distance of 280.36 feet to a $\frac{3}{4}$ inch rebar set at the northeasterly corner of Lot No. 1; thence (5) along said Lot No. 1, North 63 degrees 16 minutes 36 seconds West, a distance of 361.23 feet to the point of beginning, having passed over a $\frac{3}{4}$ inch rebar set 16.97 feet from the beginning point.

CONTAINING 2.307 acres to deed line.

2.199 acres to the road right of way line.

BEING THE SAME PREMISES which Joseph R. Tomlinson and Louise Tomlinson, husband and wife, by Deed dated June 14, 2001 and recorded June 15, 2001 in the Office of the Recorder of Deeds in and for Lancaster County in Deed Book 7168, Page 0581, granted and conveyed unto themselves.

AND THE SAID Joseph R. Tomlinson died December 25, 2015 and title vested solely in Louise Tomlinson as surviving spouse.

UNDER AND SUBJECT to a restriction that the premises may not be used for the commercial raising, breeding, or sale of dogs. Dogs for the personal use and enjoyment of the grantees are permitted.

AND the said grantor does hereby Specially warrant the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

E. Miller

Louise Tomlinson Seal
Louise Tomlinson

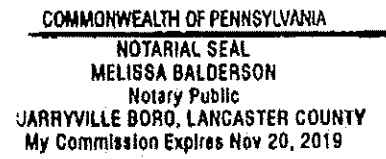
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF LANCASTER

ON THIS, the 30th day of October, 2018, before me, a notary public, the undersigned officer, personally appeared **EDWARD L. MILLER**, I.D. No. 17345, known to me (or satisfactorily proven) to be a member of the bar of the highest court of said state and a subscribing witness to the within instrument, and certified that he was personally present when **Louise Tomlinson**, whose name is subscribed to the within instrument executed the same, and that said person acknowledged that she executed the same for the purpose therein contained.

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



Melissa Balderson
Notary Public

I HEREBY CERTIFY that the precise address of the grantees herein is 330 Little Britain Church Road, Peach Bottom, PA 17563.

E. Miller
Edward L. Miller, Esquire