

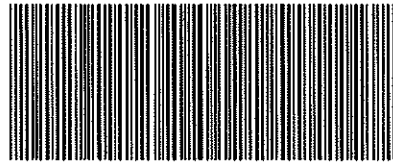
Lancaster County

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



INSTRUMENT # : 6740745

RECORDED DATE: 06/20/2023 09:50:30 AM



4342333-0019P

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** eSecureFile : 16227232**Document Reference:****Transaction #:** 4115878 - 2 Doc(s)**Document Page Count:** 4**Operator Id:** tprice**RETURN TO:** (Simplifile)

HomeSale Settlement Services - EPHRATA TOWNSHIP
131 Centerville Road
Lancaster, PA 17603
(717) 293-9760

SUBMITTED BY:

HomeSale Settlement Services - EPHRATA TOWNSHIP
131 Centerville Road
Lancaster, PA 17603

*** PROPERTY DATA:**

Parcel ID #: 270-16308-0-0000

Municipality: EPHRATA TOWNSHIP (100%)

School District: EPHRATA 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	\$4,850.00
EPHRATA TOWNSHIP	\$2,425.00
EPHRATA SD	\$2,425.00
Total:	\$9,770.25

INSTRUMENT # : 6740745

RECORDED DATE: 06/20/2023 09:50:30 AM

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 and
RECORD AND RETURN TO:
Duke Street Abstract
131 Centerville Road
Lancaster, PA 17603

File No.: **DUK23-34804KBR**
Account No.: **270-16308-0-0000**
Premises: **390 AKRON ROAD, EPHRATA, PA 17522**

This Indenture, Made the 16th day of June, 2023

Between

PAUL S. GROFF

(hereinafter called the Grantors), of the one part, and

**ERWIN R. ZIMMERMAN AND NORMA ZIMMERMAN, HUSBAND AND WIFE AND
SHAWN R. ZIMMERMAN**

(hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantors, for and in consideration of the sum of **Four Hundred Eighty-Five Thousand And No/100 Dollars (\$485,000.00)** lawful money of the United States of America, unto them, well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents, do grant, bargain and sell, release and confirm unto the said Grantees their heirs and assigns as **Joint Tenants with the right of survivorship with 50% undivided interest to Erwin R. Zimmerman and Norma Zimmerman, husband and wife as Tenants by the Entireties and 50% undivided interest to Shawn R. Zimmerman, as sole owner.**

ALL THAT CERTAIN lot or piece of land, with improvements thereon erected, situate at the intersection of Township Road T939 and Township Road T937, known as No. 390 Akron Road, situate in Ephrata Township, Lancaster County, Pennsylvania, and described as follows, to wit:

BEGINNING at the Northwest corner thereof at a nail in Township Road T937 leading northward from Township Road T939 toward Ephrata; thence leaving said Township Road T937 and crossing over an iron pin set on the East side of said road being twenty-six and seven tenths (26.7) feet from said nail in the road, and by other land now or late of the Grantor, South

seventy-five (75) degrees and eight (08) minutes East, one hundred seventy and four tenths (170.4) feet to an iron pin; thence by land of the same, South zero (00) degrees fifty-one (51) minutes East, two hundred twenty-five (225) feet to a point in the middle of Township Road T939 leading from Akron to Murrell, having crossed over an iron pin set on the North side of said road being twenty-five (25) feet from said corner in the middle of said road; thence along middle of said road, South eighty-nine (89) degrees nine (09) minutes West, one hundred eighty (180) feet to a railroad spike in said road; thence still along the middle of said road, South fifty-two (52) degrees fifteen (15) minutes West, eighteen and eighty-five hundredths (18.85) feet to a nail; thence along in the above-mentioned road leading to Ephrata, North two (02) degrees East, two hundred fifteen and eight tenths (215.8) feet to a nail in said road; thence still along said road, North sixteen (16) degrees four (04) minutes East, seventy (70) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Paul S. Groff and Margaret G. Groff, his wife by deed dated May 19, 1966 and recorded August 25, 1966 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Deed Book A, Volume 56, Page 161, granted and conveyed unto Paul S. Groff and Margaret G. Groff, husband and wife, as tenants by the entirety, their heirs and assigns.

AND THE SAID Margaret G. Groff died October 22, 2009 whereupon title vested into Paul S. Groff by the right of survivorship.

Together with all and singular the buildings 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 the said Grantors, as well at law as in equity, of, in and to the same.

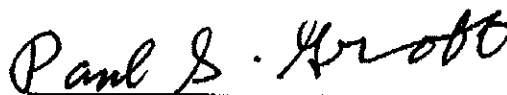
To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors, their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and their heirs, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereunto set their hand and seal.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Paul S. Groff

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Lancaster

I, Kristine B. Ross, a Notary Public, do hereby certify that **Paul S. Groff** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

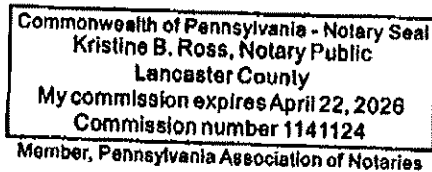
Witness my hand and official seal, this the 16th of June, 2023.

Kristine B. Ross

Notary Public

My Commission Expires:

(SEAL)



The address of the above-named Grantees is:
390 AKRON ROAD
EPHRATA, PA 17522

K. B. Ross

On behalf of the Grantees