

Prepared by and Return to:

Mersky Law Group PLLC
2938 Columbia Avenue, Suite 1402
Lancaster, PA 17603
File No. 22.276
Parcel ID: 013-096-211.00000

This Indenture, made the 6th day of May, 2022,

Between

Thomas D. Musser and Jamie M. Musser, husband and wife

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

"Levi Jay Esh

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

Witnesseth, that the said Grantors for and in consideration of the sum of ONE HUNDRED NINETY ONE THOUSAND AND 00/100 (\$191,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee

Street Address: 579 Mossy Oak Lane, Mifflinburg, PA 17844

**ALL THAT CERTAIN tract of unseated land situate in West Buffalo Township,
Union County, Pennsylvania, bounded and described as follows:**

Bounded on the North, now or formerly of Mrs. Arthur Stuck;

On the East by the Commonwealth of Pennsylvania;

On the South by land now or formerly of Larson Schrawder;

**And on the West by lands now or formerly of Dennis Hottenstein and George Ross
and Emma Lohr.**

CONTAINING eight (8) acres, more or less.

**The improvements thereon being known as 579 Mossy Oak Lane, Mifflinburg,
Pennsylvania - 17844.**

BEING the same lands which Thomas D. Musser and Jamie M. Musser, husband and wife; and Gary F. Royer and Wendy M. Royer, husband and wife by Deed dated March 15, 2018 and recorded March 20, 2018 in the Office of the Recorder of Deeds of Union County to Book 2870, page 192, Instrumnt Number 201800000942, granted and conveyed unto Thomas D. Musser and Jamie M. Musser.

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 them, 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 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, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

Warrant and Forever Defend

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

Kathryn L Martz
Witness

Thomas D. Musser
Thomas D. Musser

Kathryn L Martz
Witness

Jamie M Musser
Jamie M. Musser

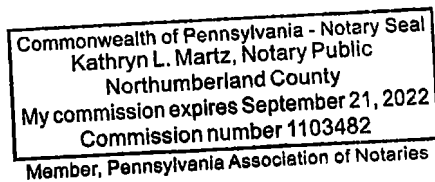
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Northumberland

On this, the 6th day of May, 2022, before me Kathryn L Martz, the undersigned officer, personally appeared Thomas D. Musser and Jamie M. Musser, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Kathryn L Martz
Signature

Notary Public
Title of Office



The precise residence and the complete post office address of the above-named Grantee is:
**278 Jacobs Road
Narvon, PA 17555**

David W Mensby/jlp
On behalf of the Grantee

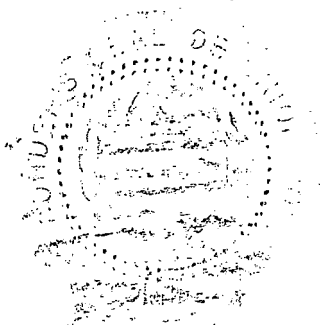
CERTIFICATION PAGE

DO NOT DETACH
THIS PAGE IS NOW A PART OF THIS LEGAL DOCUMENT

RECORDING INFORMATION AND FEES PAID

202200001886
Filed for Record in
UNION COUNTY PA
LISA A. SEWARD, RECORDER OF DEEDS
05-16-2022 At 01:56 pm.
DEED 3890.25
OR Book 3344 Page 16 - 19
202200001886
Exempt Status - N
\$ 1910.00
Doc Fees \$ 1910.00
\$ 955.00 WEST BUFFALO TOWNSHIP
\$ 955.00 HIFFLINBURG AREA SCHOOL DISTRI

I hereby certify that this document is recorded in the Recorder's Office of Union County,
Pennsylvania.



Lisa A. Seward
Recorder of Deeds