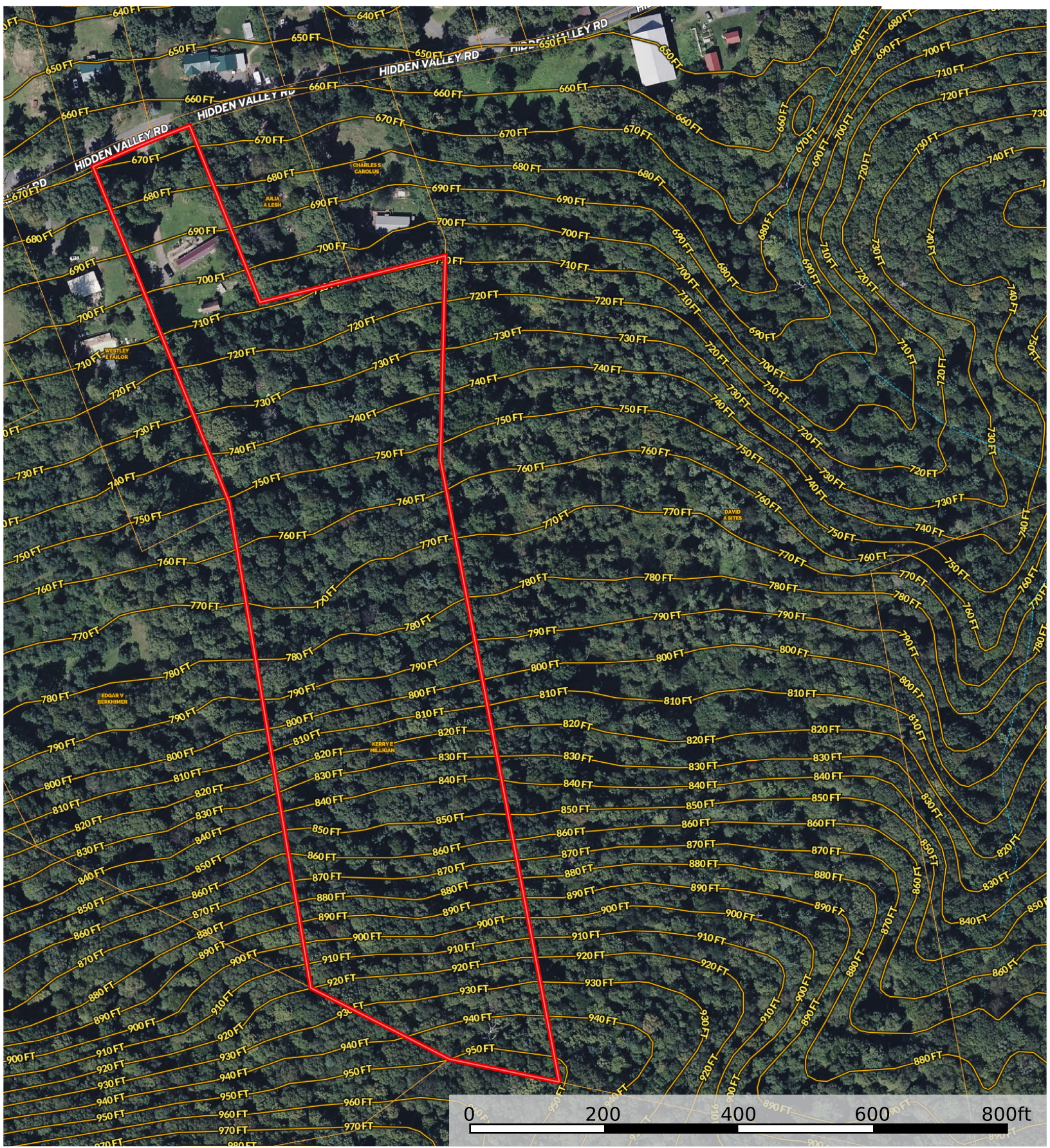


740 Hidden Valley Rd, Loysville, PA, 17047
Pennsylvania, AC +/-



Boundary

Townships

Stream, Intermittent

River/Creek

Water Body

WENDY M. WELFLEY
PERRY COUNTY RECORDER OF DEEDS
2 East Main Street
New Bloomfield, Pennsylvania 17068
(717) 582-2131



Recorded On 1/23/2012 At 10:24:29 AM
* Instrument Type - DEED
Invoice Number - 104074
* Grantor - MILLIGAN, EDWIN C
* Grantee - MILLIGAN, KERRY E
* Customer - ABSTRACT AMERICA REAL ESTATE

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$10.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$0.50
- TO COUNTY	
RECORDER IMPROVEMENT	\$2.50
FUND - TO OFFICE	
TOTAL PAID	\$52.00

* Total Pages - 5

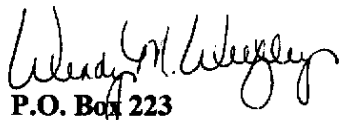
This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

*** RETURN DOCUMENT TO:**
ABSTRACT AMERICA REAL ESTATE
65 KEN MAR DRIVE
SHERMANS DALE, PA 17090

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


P.O. Box 223
New Bloomfield, PA 17068



* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Instrument Number: 201200581

00F192



Prepared by :
Abstract America Real Estate
Settlement Solutions, Inc.
65 Ken-Mar Drive
Shermans Dale, PA 17090
Ph: (717) 514-4114
Fax: (717) 582-8819

Property:
PARCEL NO.: 142,141.00-059.000
740 Hidden Valley Road
Loysville, PA, 17047
Southwest Madison Township
Perry County, Pennsylvania

Return to:
Abstract America Real Estate
Settlement Solutions, Inc.
65 Ken-Mar Drive
Shermans Dale, PA 17090

FEE SIMPLE DEED

**THIS IS A TRANSFER FROM MOTHER AND FATHER TO SON AND IS
THEREFORE EXEMPT FROM REAL ESTATE TRANSFER TAX**

THIS INDENTURE made this 9th day of January, 2012

BETWEEN *Edwin C. Milligan and Edna M. Milligan, husband and wife*, of
Perry County, Commonwealth of Pennsylvania, (hereinafter called the
Grantor(s), of the First Part.

AND

Kerry E. Milligan, a single man, of Perry County, Commonwealth of
Pennsylvania (hereinafter called the Grantee(s), of the Second Part.

WITNESSETH that in consideration of One and 00/100 (\$1.00), Dollar, in hand
paid, the receipt whereof is hereby acknowledged, the said Grantor(s) does
hereby grant and convey unto the said Grantee(s) and assigns.

ALL THAT CERTAIN piece, parcel or tract of land situate in Southwest Madison
Township, Perry County, Commonwealth of Pennsylvania, more fully bounded
and described as follows to wit:

BEGINNING at a point in the centerline of Township Road T-383, at the northwest corner of Lot No. 2 as shown on the survey of Earl D. Palm and Sons, Registered Surveyors, dated August 6, 1977 and recorded in Perry County Plan book 10, Page 115 on August 19, 1977, which Lot No. 2 has been conveyed to Terry L. Frey and Mae Ruth Frey, his wife; thence by the western side of Lot No. 2 as shown on the aforesaid plan of lots, South thirteen (13) degrees zero (00) minutes nine (09) seconds East, a distance of two hundred ninety-two and zero hundredths (292.00) feet; thence by the southern side of Lot No. 2 and Lot No. 1, as shown on the aforesaid plan of lots, North eighty-four (84) degrees forty-six (46) minutes three (03) seconds East, a distance of three hundred and fifty-three hundredths (300.53) feet to a point at the southeast corner of Lot No. 1; thence by lands of Charles E. Rockwell and Betty J. Rockwell, his wife, South twelve (12) degrees forty-nine (49) minutes twenty-nine (29) seconds West, three hundred seven and seventy-seven hundredths (307.77) feet to a point; thence by same South one (01) degree forty-two (42) minutes thirty-five (35) seconds East, nine hundred seventy-two and forty hundredths (972.40) feet to line of lands formerly of John Morrow; thence by lands formerly of John Morrow, North seventy-one (71) degrees fifty-nine (59) minutes twenty-four (24) seconds West, one hundred ninety-seven and twenty-four hundredths (197.24) feet to a point, at corner of lands of Jay Adair; thence by lands of Adair, North fifty-two (52) degrees fifty-four (54) minutes fifty-three (53) seconds West, one hundred eighty and zero hundredths (180.00) feet to the southeast corner of Lot No. 5 as shown on the aforesaid Plan of Lots; thence by Lot No. 5, North zero (00) degrees thirty-five (35) minutes fifty-four (54) seconds West, a distance of seven hundred fifty-four and zero hundredths (754.00) feet to the southeast corner of Lot No. 4 on the aforesaid Plan of Lots, which Lot No. 4 is about to be conveyed to Jeffrey W. Banning and Susan C. Banning, his wife; thence by the eastern side of said Lot No. 4, North thirteen (13) degrees zero (00) minutes nine (09) seconds West, a distance of five hundred eighty-one and twenty-six hundredths (581.26) feet to the centerline of Township Road No. T-383; thence by the centerline of Township Road, North seventy-four (74) degrees forty-four (44) minutes eleven (11) seconds East, a distance of one hundred forty-nine and forty-one hundredths (149.41) feet to the northwest corner of Lot No. 2 on the said Plan of Lots, the place of BEGINNING.

CONTAINING 10.06 acres, more or less.

BEING LOT NO.. 3 on the aforesaid survey of Earl D. Palm and Sons, Registered Surveyors, dated August 6, 1977 and recorded on August 19, 1977 in Perry County Plan Book 10, Page 115.

SAID property is subject to the dedicated right of way line on the south side of Township Road T-383 and also the minimum building setback line as shown on the aforesaid Plan of Lots approved by the Perry County Planning Commission and the Southwest Madison Township Board of Supervisors.

BEING part of Tract No. 1 in the deed of James I. Adair, single man to Charles E. Rockwell and Betty J. Rockwell, his wife, dated May 12, 1966 and recorded in Perry County Deed Book 189, Page 251, wherein and whereby the said Charles E. Rockwell and Betty J. Rockwell, his wife, grantors herein, acquired an undivided one-half (1/2) interest in said property. The remaining undivided one-half (1/2) interest in said property was acquired by the said Charles E. Rockwell and Betty J. Rockwell, his wife, by Will of Wilmer G. Adair, who died testate on June 25, 1973 and his Last Will and Testament was recorded in Perry County Will Book 21, Page 96.

The said Charles E. Rockwell and Betty J. Rockwell, his wife, Grantors herein, having granted and conveyed the aforesaid property unto Edwin C. Milligan and Edna M. Milligan, his wife, Grantees herein, by deed dated August 31, 1977 for the sum of \$17,000.00 as stated aforesaid. Said deed having not been recorded was subsequently lost and the purpose of the within deed of conveyance is to grant unto the Grantees herein all of the Grantors' right, title and interest in and to the aforesaid described property, thereby vesting title in fee simple absolute in the Grantees herein.

BEING THE SAME PREMISES which Charles E. Rockwell and Betty J. Rockwell, his wife, by deed dated April 2, 1984 and recorded April 2, 1984 in the Perry County, Pennsylvania Recorder of Deeds Office in Record Book 352, Page 442, granted and conveyed unto Edwin C. Milligan and Edna M. Milligan, his wife.

Parcel No.: 142,1410-0059-000

The Grantors do hereby certify that no hazardous waste, within the meaning of the Solid Waste Management Act, Act 97 of 1980, is presently being disposed of or has ever been disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge in or upon the premises herein being conveyed.

AND the Grantor(s) do hereby covenant to and with the said Grantee(s) that he/she/they/it, the said Grantor(s) for themselves/himself/herself/itself **SHALL AND WILL** by these presents, **SPECIALLY**, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s) their/his/her/ heirs/its successors and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/it or any of them.

IN WITNESS WHEREOF, the said Grantor(s) has/have caused these presents to be duly executed, the day and year first above written.

Sealed and Delivered
In the presence of:

Nancy J. Turner

Edwin C. Milligan (Seal)
Edwin C. Milligan

Edna M. Milligan (Seal)
Edna M. Milligan

COMMONWEALTH OF PENNSYLVANIA:

:SS

COUNTY OF PERRY

On this 9th day of January, 2012, before me, the undersigned officer, personally appeared **Edwin C. Milligan and Edna M. Milligan**, husband and wife known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

My Commission Expires:

Nancy J. Turner
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Nancy J. Turner, Notary Public

Carroll Twp., Perry County

My Commission Expires Jan. 5, 2014

Member, Pennsylvania Association of Notaries

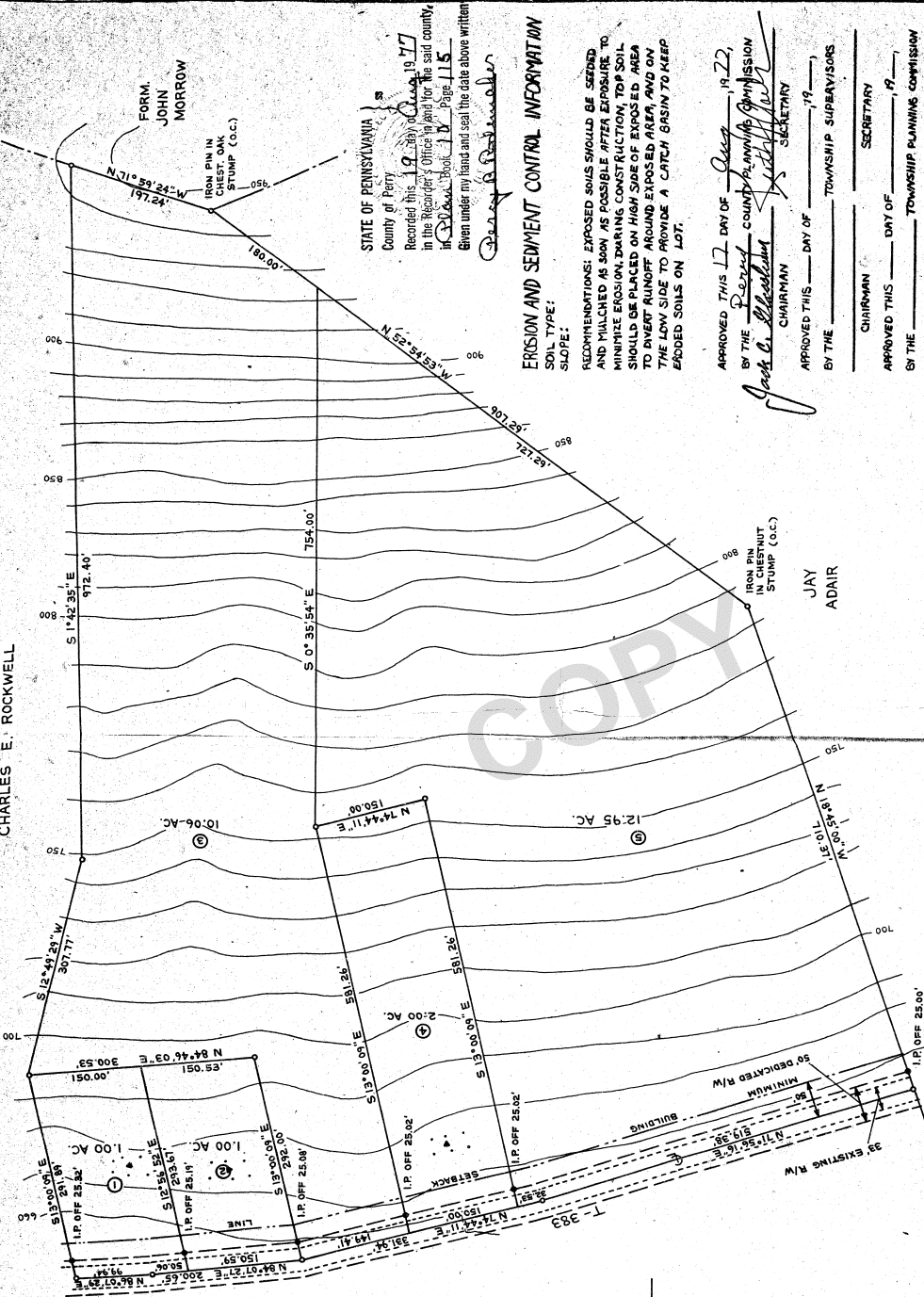
I hereby certify that the precise address
Of the Grantee is:

500 Bamboo Lane

Loysville, PA 17047

Nancy J. Turner
Agent for Grantee

CHARLES E. ROCKWELL



CHARLES E.
ROCKWELL

STATE OF PENNSYLVANIA
S.S.

COUNTY OF PERY
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
IN AND FOR THE STATE AND COUNTY AFORESAID,.....

Charles E. Rockwell
WHO ACKNOWLEDGES THIS PLAN TO BE HIS ACT AND
DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.
WITNESS MY HAND AND NOTARIAL SEAL
THIS 19 DAY OF Aug, 1977
My Commission Expires Jan 7-1980
Recorder of Deeds

MIN. YARD REQUIREMENTS
FRONT : 25'
SIDE : 15'
REAR : 25'

NOTE : TOPO. TAKEN FROM U.S.G.S.
1:5' ANDERSONSBURG QUAD.

RECORDED IN PLAN BOOK _____ PAGE _____ DATE _____

ALL CORNERS IN ROAD ARE MARKED WITH SPIKES.
OTHER CORNERS ARE MARKED WITH IRON PINS UNLESS LABELED OTHERWISE.

..... DENOTES APPROX.
PER. TEST LOC.

PRELIMINARY - FINAL SUBDIVISION PLAN
IN SOUTHWEST MADISON TWP - PERRY CO. - PA.
PREPARED FOR CHARLES E. ROCKWELL
R.D. 1
LOYSVILLE, PA. 17047
PHONE : 789-3724
SCALE : 1" = 100'
AUGUST 4, 1977
BY EARL D. PALM AND SONS
ICKESBURG, PA.

EROSION AND SEDIMENT CONTROL INFORMATION

SOIL TYPE:

RECOMMENDATIONS: EXPOSED SOILS SHOULD BE SEEDED
AND MULCHED AS SOON AS POSSIBLE AFTER EXPOSURE TO
MINIMIZE EROSION DURING CONSTRUCTION. TOP SOIL
SHOULD BE PLACED ON HIGH SIDE OF EXPOSED AREA
TO DIVERGE RUNOFF AROUND EXPOSED AREA, AND ON
THE LOW SIDE TO PROVIDE A CATCH BASIN TO KEEP
ERODED SOILS ON LOT.

APPROVED THIS 17 DAY OF Aug, 1977,
BY THE Perry County Planning Commission
Jack C. McQuinn CHAIRMAN
John C. Rockwell SECRETARY

APPROVED THIS _____ DAY OF _____, 19____,
BY THE _____ TOWNSHIP SUPERVISORS

CHAIRMAN _____ SECRETARY _____

APPROVED THIS _____ DAY OF _____, 19____,
BY THE _____ TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED
HAS LEGAL OR EQUITABLE TITLE TO THE LAND
SHOWN AND THAT ALL ROADS OR STREETS SHOWN
HEREON, IF NOT PREVIOUSLY DEDICATED, ARE
HEREBY DEDICATED FOR PUBLIC USE.

I HEREBY CERTIFY THE ABOVE PLAN
TO BE CORRECT AS SHOWN.
Earl D. Palm, Jr. S