



Ann M. Hess, Esq.

Lancaster Recorder of Deeds
Office of Recorder of Deeds, 150 N. Queen St., Suite 315

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Recording:

Recording Fee	\$13.00
Additional Page	\$0.00
County Improvement	\$2.00
ROD Improvement Fee	\$3.00
State Writ Tax	\$0.50
State JCS/Access to Justice	\$40.25
Affordable Housing	\$11.50
Local RTT Tax	\$3,500.00
State RTT Tax	\$3,500.00

Total:

\$7,070.25

Local RTT Tax Breakout:

BRECKNOCK TOWNSHIP	\$1,750.00
EASTERN LANCASTER CO SCHOOL DISTRICT	\$1,750.00

Document #: 20250013960

Receipt #: 25-11492

Clerk: Elkey

Rec Date: 04/16/2025 02:21:41 PM

Num Pages: 5

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Rec'd From: GLICK, GOODLEY, DEIBLER & FANNING, LLP

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





Ann M. Hess, Esq.

Record and Return To:

GLICK, GOODLEY, DEIBLER & FANNING,
LLP

131 W MAIN ST
NEW HOLLAND, PA 17557-1203

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Prepared By: Glick, Goodley, Deibler & Fanning, LLP
131 W. Main St., New Holland, PA 17557

Return To: Glick, Goodley, Deibler & Fanning, LLP
131 W. Main St., New Holland, PA 17557

TAX Parcel : 040-78939-0-0000
File: 20916.03401
Property: 1145 Reading Road, Narvon PA 17555

THIS DEED

Made the 14th day of April
Two Thousand Twenty Five (2025)

Between ANTHONY JARRETT a/k/a ANTHONY L. JARRET and JO BETH JARRETT, husband and wife, formerly of the County of Lancaster and Commonwealth of Pennsylvania, Parties of the First Part ("Grantors"),

AND STEVE A. GREEN of the County of Lancaster and the Commonwealth of Pennsylvania, Party of the Second Part ("Grantee"),

Witnesseth, That in consideration of Three Hundred Fifty Thousand (\$350,000.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, the said Grantors does hereby grant and convey to the said Grantee, his heirs and assigns, the following premises;

ALL THAT CERTAIN tract of land with a 2-1/2 story stone dwelling and two 2-1/2 story stone and frame barns erected thereon, shown as Block "A" Lot No. 1 on a Plan of Subdivision for The Historic Preservation Trust of Lancaster County, recorded in Subdivision Plan Book J-218, Page 43, in the Office for the Recording of Deeds in and for Lancaster County, Pennsylvania, situate along the West side of Reading Road, SR 0625, in the Township of Brecknock, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a Plat of Survey by Fuehrer Associates, Ltd, Job No. 03-05-02, as follows:

BEGINNING at the Northeast corner thereof, at a Mag Nail in the centerline of Reading Road, SR 0625, being approximately sixty-nine (69) feet North of the centerline intersection with Von Neida Street, T-783, thence in and along the centerline of Reading Road SR 0625 and along land now or formerly of Harlan

R. and Jane B. Zimmerman, Deed Book E, Volume 64, Page 822 and Lot No. 2, Block "B" of the referenced subdivision, respectively,

Two hundred eighty-four and ninety-six hundredths (284.96) feet along the arc of a curve bearing to the left, having a radius of one thousand one hundred sixty and thirty hundredths (1160.30) feet, a central angle of fourteen (14) degrees, four (04) minutes sixteen (16) seconds and a chord bearing and distance of south twenty-seven (27) degrees, thirty-four (34) minutes, eighteen (18) seconds East, two hundred eighty-four and twenty-four hundredths (284.24) feet to a Mag Nail,

1. Thence along the same and by the Lot No. 2, Block "B" of the referenced Subdivision South thirty-three (33) degrees, twenty-five (25) minutes, forty-six (46) seconds East, four hundred ninety and twenty-two hundredths (490.22) feet to a Mag Nail in the centerline intersection of said Reading Road SR 0625 and Pleasant Valley Road, T783;
2. Thence leaving Reading Road SR 0625 and in and along the centerline of Pleasant Valley Road T783, having a right of way width of thirty-three and zero hundredths (33.00) feet, and along land now or formerly of Esther Good, Deed Book E, Volume 51, Page 219, seventy-five and seventy-one hundredths (75.71) feet along the arc of a curve bearing to the right, having a radius of one hundred ten and zero hundredths (110.00) feet, a central angle of thirty-nine (39) degrees, twenty-six (26) minutes, eight (08) seconds and a chord bearing and distance of south seventy-one (71) degrees, forty-six (46) minutes thirty-four (34) seconds West, seventy-four and twenty-three hundredths (74.23) feet to a Mag Nail,
3. Thence by the same and by Bowmansville Mennonite Church, Deed Book 4832, Page 166, respectively, north eighty-eight (88) degrees, thirty-two (32) minutes two (02) seconds West, two hundred sixty-four and sixty hundredths (264.60) feet to a Mag Nail,
4. Thence leaving Pleasant Valley Road T783, and by lands now or formerly of Titus Z. and Alma H. Martin, Deed Book 6952, Page 0232, North fourteen (14) degrees, sixteen (16) minutes, fifty (50) seconds West, sixteen and forty-six hundredths (16.46) feet to a $\frac{3}{4}$ " rebar with cap, thence two hundred thirteen and fifteen hundredths (213.15) feet to a $5/8$ " Iron Pin (disturbed), making a total distance of two hundred twenty-nine and sixty-one hundredths (229.61) feet.
5. Thence by the same, North eighty-nine (89) degrees, four (04) minutes, fifty-nine (59) seconds west, two hundred seventeen and two hundredths (217.02) feet to a 4' x 7' x 3' pointed sandstone,
6. Thence by lands now or formerly of Gabel Properties, Inc, Deed Book 3251, Page 0409, the eight following courses and distances: North fourteen (14) degrees eleven (11) minutes thirty-four (34)

seconds East, two hundred fifty-one and eight hundredths (251.08) feet to a $\frac{3}{4}$ " Iron Pipe;

7. North zero (00) degrees ten (10) minutes one (01) second West, one hundred twenty-six and fifty-two hundredths (126.52) feet to a $\frac{3}{4}$ " Rebar with Cap.
8. South eighty-nine (89) degrees, forty-one (41) minutes, twenty-six (26) seconds West thirty-two and zero hundredths (32.00) feet to a 3/4 ' Iron Pipe,
9. North fourteen (14) degrees, five (05) minutes forty eight (48) seconds East, seven and seven hundredths (7.07) feet to a $\frac{3}{4}$ " iron pipe,
10. North three (03) degrees, fifty-three (53) minutes, eight (08) seconds east, sixty and zero hundredths (60.00) feet to a $\frac{3}{4}$ " Rebar with Cap,
11. South eighty-four (84) degrees, sixteen (16) minutes, forty-eight (48) seconds Weast, sixteen and fifty hundredths (16.50) feet to a $\frac{3}{4}$ " Iron Pipe,
12. North sixteen (16) degrees, fifteen (15) minutes twelve (12) seconds east, eighteen and zero hundredths (18.00) feet to a $\frac{3}{4}$ " Iron pipe,
13. South eighty-nine (89) degrees, thirty-six (36) minutes, forty-eight (48) seconds East sixty and zero hundredths (60.00) feet to a $\frac{3}{4}$ " Rebar, thence twenty-six and fifty-eight hundredths (26.58) feet, making a total distance of eighty-six and fifty-eight hundredths (86.58) feet to the place of beginning.

BEING THE SAME PREMISES WHICH Ryan M. Packer and Filomena C. Packer, by deed dated February 25, 2008 and recorded February 26, 2008 in the Lancaster County Recorder of Deeds Office in Instrument 5686259 granted and conveyed unto Anthony Jarrett and Jo Beth Jarrett, husband and wife.

Under and subject to a Declaration of Historic Preservation and Open-Space Conservation Easement dated November 13, 2003 executed by the Historic Preservation Trust of Lancaster County, Recorded November 18, 2003 at instrument no. 5268545.

Under and subject to Notice of Condemnation in Instrument No. 6374494.

Under and subject to Declaration of Relinquishment in Instrument No. 6395078.

Under and subject to Affidavit in Record Book 3156, Page 310.

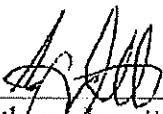
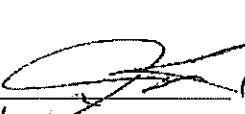
Under and subject to Plan Book J128, Page 43.

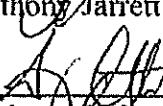
Under and subject to public and private rights in and to Reading Road

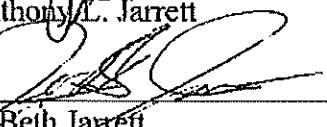
AND THE Grantors do hereby warrant specially the premises herein conveyed,

In Witness Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

**Signed, Sealed and Delivered
In the Presence of**

  (SEAL)
Anthony Jarrett a/k/a

 (SEAL)
Anthony L. Jarrett

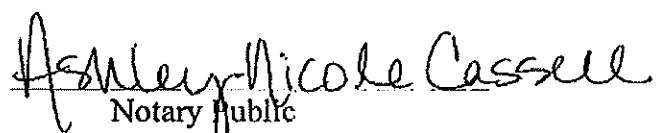
 (SEAL)
Jo Beth Jarrett

COMMONWEALTH OF Virginia)
COUNTY OF Henry) SS:

On this 14th day of April, 2025, before me, a Notary Public, the undersigned officer, personally appeared Anthony Jarrett a/k/a Anthony L. Jarrett and Jo Beth Jarrett, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same individually and as the act of his principal for the purposes therein contained.

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

Ashley Nicole Cassell
Notary Public
Reg. #8045608
Commonwealth of Virginia
Commission Expires <u>October 31, 2027</u>


Ashley Nicole Cassell
Notary Public

I Hereby Certify, that the precise address of the grantees herein is 1145 Reading Road, Narvon, PA 17555

GLICK, GOODLEY, DEIBLER & FANNING, LLP

BY: 
Ashley Glick, Esquire