

Tax Parcel No. 39-019-073

## **FEE SIMPLE DEED**

**THIS INDENTURE**, made the 30<sup>TH</sup> day of December in the year of our Lord Two Thousand Seventeen (2017).

**BETWEEN JEFFREY A. HOOVER and LILLIAN R. HOOVER, his wife, of Adams Township, Snyder County, Pennsylvania, Grantors, Parties of the First Part,**

**A  
N  
D**

**MICHAEL A. HOOVER and ANGELA HOOVER, his wife, Elizabethville Borough, Dauphin, Pennsylvania, Grantee, Party of the Second Part,**

**WITNESSETH** that the said Parties of the First Part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, well and truly paid by the said Party of the Second Part to the said Parties of the First Part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Party of the Second Part, his heirs, executors and administrators.

**ALL** certain piece, parcel or tract of land situate in Lykens Township, Dauphin County, Pennsylvania, together with the improvements thereon erected, which are described in accordance with a subdivision plan prepared by William A. Burch and Associates dated January 9, 1990, and recorded in Dauphin County Plan Book "Y", Vol. 4, Page 70, and designated as Lot 2, which premises are bounded and described as follows, to wit:

**BEGINNING** at a point in the center line of State Route 25 at the northwest corner of Lot 1 on the aforesaid subdivision plan; thence along said Lot 1 South eight degrees thirty-two minutes forty-two seconds West eighty-nine and fifty-two-hundredths feet (S. 8° 32' 42" W. 89.52') to a point; thence continuing along same North eighty-one degrees twenty-seven minutes eighteen seconds West six

feet (N. 81° 27' 18" W. 6.00') to a point; thence continuing along same South eight degrees thirty-two minutes forty-two seconds West forty-one feet (S. 8° 32' 42" W. 41.0') to an iron pin set; thence by a curve to the left having a radius of 32.28 feet and a chord bearing South fifty-seven degrees forty-six minutes fourteen seconds East (S. 57° 46' 14" E.) a chord distance of 59.12 feet, an arc distance of 74.72 feet to an iron pin; thence continuing along Lot 1 North fifty-five degrees fifty-four minutes forty seconds East thirty and forty-three-hundredths feet (N. 55° 54' 40" E. 30.43') to an iron pin set; thence by a curve to the right having a radius of 64.93 feet and a chord bearing South seventy-one degrees twenty-four minutes thirty-nine seconds East (S. 71° 24' 39" E.) a chord distance of 103.27 feet an arc distance of 119.39 feet to an iron pin set; thence continuing along Lot 1 South eighteen degrees forty-three minutes fifty-eight seconds East thirty and eighty-six-hundredths feet (S. 18° 43' 58" E. 30.86') to an iron pin set; thence continuing along same South five degrees fifteen minutes ten seconds East one hundred thirty-five and fifty-six-hundredths feet (S. 5° 15' 10" E. 135.56') to an iron pin set; thence continuing along same South eighty-four degrees forty-four minutes fifty seconds West one hundred fifty-eight and eight-hundredths feet (S. 84° 44' 50" W. 158.08') to an iron pin set; thence continuing along same South zero degrees thirty minutes thirty-five seconds East one hundred nine and forty-four-hundredths feet (S. 0° 30' 35" E. 109.44') to a post located at the northeast corner of lands now or formerly of Allen A. Shade and Doris M. Shade, his wife; thence along same North eighty degrees five minutes twenty seconds West two hundred twenty-six and eight-hundredths feet (N. 80° 5' 20" W. 226.08') to a post found; thence continuing along same North six degrees twenty-two minutes twelve seconds East two hundred fifty-seven and fifty-nine-hundredths feet (N. 6° 22' 12" E. 257.59') to a pipe located at the southwest corner of lands now or formerly of Leonard I. Kessler and Verna J. Kessler; thence along same South eighty-two degrees four minutes eighteen seconds East one hundred thirty-three and forty-hundredths feet (S. 82° 4' 18" E. 133.40') to a pipe found; thence continuing along same North eight degrees thirty-two minutes forty-two seconds East one hundred eighty-eight and eighty-eight-hundredths feet (N. 8° 32' 42" E. 188.88') to a point in the center line of State Route 0025 aforesaid; thence along said center line by a curve to the right having a radius of 2,864.93 feet and a chord bearing North eighty-eight degrees fifty minutes seventeen seconds East (N. 88° 50' 17" E.) a chord distance of 20.29 feet an arc distance of 20.29 feet to the point and place of **BEGINNING**.

**CONTAINING** 2.054 acres of land.

**HAVING THEREON ERECTED** a dwelling house and detached garage.

**UNDER AND SUBJECT TO** conditions and restrictions shown on the aforesaid subdivision plan.

The premises above described are subject to a right-of-way 20 feet in width as shown on the aforesaid subdivision plan for use by the Grantors, their heirs, successors and assigns, for purposes of ingress, egress and regress to Lot 1 on the aforesaid subdivision plan, with it being the express understanding that the Grantors and their heirs, successors and assigns, shall have the free and uninterrupted use of said roadway leading from Route 25 to the southerly terminous of the roadway as shown on the aforesaid subdivision plan.

**BEING** the same premises which Jeffrey A. Hoover and Cindy M. Hoover, his wife, by their Deed dated August 22, 1990, and recorded in the Office for the Recording of Deeds in and for Dauphin

County in Record Book 1474, page 184, granted and conveyed unto Jeffrey A. Hoover, who has since remarried and who together with his wife are the Grantors herein.

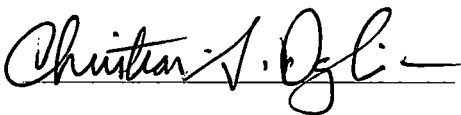
**TOGETHER** with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Parties of the First Part, of, in, to or out of the said premises, and every part and parcel thereof.

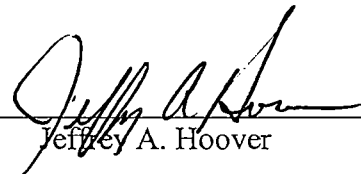
**TO HAVE AND TO HOLD** the said premises, with all and singular the appurtenances, unto the said Party of the Second Part, his heirs, executors and administrators, to and for the only proper use and behoof of the said Party of the Second Part, his heirs, executors and administrators forever,


**AND THE SAID** Parties of the First Part, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree to and with the said Party of the Second Part, his heirs, executors and administrators, that they the said Parties of the First Part, their heirs all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with appurtenances, unto the said Party of the Second Part, his heirs, executors and administrators, against the said Parties of the First Part and their heirs and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, by these presents, **WARRANT AND FOREVER DEFEND.**

**IN WITNESS WHEREOF**, the said Parties of the First Part, have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and  
Delivered in the Presence of



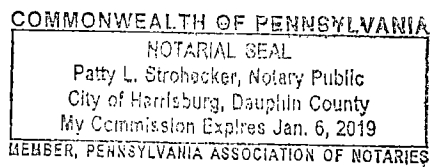
 (SEAL)  
Jeffrey A. Hoover

 (SEAL)  
Lillian R. Hoover

COMMONWEALTH OF PENNSYLVANIA )  
 :SS  
COUNTY OF DAUPHIN )

On this, the 30<sup>th</sup> day of December, 2017, before me, a Notary Public, the undersigned officer, personally appeared Jeffrey A. Hoover and Lillian R. Hoover, his wife, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.


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



Patricia L. Steffen  
Notary Public

I hereby certify that the precise residence of the Grantee in the within Deed is:

8690 Route 25, P.O. Box 109, Spring Glen PA 17978

  
\_\_\_\_\_  
Attorney for Grantee



**REV-183**  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

## RECORDER'S USE ONLY

State Tax Paid: 0  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Instrument Number: 20230009034  
Date Recorded: 5.2.23

**SECTION I TRANSFER DATA**

|   |  |             |                   |                                  |   |  |             |                                    |  |
|---|--|-------------|-------------------|----------------------------------|---|--|-------------|------------------------------------|--|
| Date of Acceptance of Document<br>04/28/2023                    |  |             |                   |                                  |   |  |             |                                    |  |
| Grantor(s)/Lessor(s)<br>Jeffrey A. Hoover and Lillian R. Hoover |  |             | Telephone Number  |                                  | Grantee(s)/Lessee(s)<br>Michael A. Hoover and Angela Hoover |  |             | Telephone Number<br>(570) 556-9460 |  |
| Mailing Address<br>4953 Kissimmee Road                          |  |             |                   | Mailing Address<br>8690 Route 25 |   |  |             |                                    |  |
| City<br>Middleburg  |  | State<br>PA | ZIP Code<br>17842 |                                  | City<br>Spring Glen   |  | State<br>PA | ZIP Code<br>17978                  |  |

**SECTION II REAL ESTATE LOCATION**

|                                 |  |                                       |  |                                 |  |
|---------------------------------|--|---------------------------------------|--|---------------------------------|--|
| Street Address<br>8690 Route 25 |  |                                       | City, Township, Borough<br>Lykens Township |                                 |  |
| County<br>Dauphin               |  | School District<br>Upper Dauphin Area |  | Tax Parcel Number<br>39-019-073 |  |

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

|   |  |                                       |
|---|--|---------------------------------------|
| 1. Actual Cash Consideration<br>82,900.00 | 2. Other Consideration<br>+ 0.00       | 3. Total Consideration<br>= 82,900.00 |
| 4. County Assessed Value<br>113,500.00    | 5. Common Level Ratio Factor<br>x 1.91 | 6. Computed Value<br>= 216,785.00     |

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

|   |  |  |
|---|--|--|
| 1a. Amount of Exemption Claimed<br>\$ 82,900.00 | 1b. Percentage of Grantor's Interest in Real Estate<br>100 % | 1c. Percentage of Grantor's Interest Conveyed<br>100 % |
|---|--|--|

**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

This is a conveyance from parents to son and his wife and is exempt from realty transfer taxes. Property was sold under an Installment Sales Agreement dated August 22, 1990, and assigned December 30, 2017, which Deed was held in escrow until final payment of the Installment Sales Agreement.

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

|  |  |                                    |  |
|--|--|------------------------------------|--|
| Name<br>Andrew S. Withers, Esquire                   |  | Telephone Number<br>(717) 234-5600 |  |
| Mailing Address<br>105 North Front Street, Suite 100 |  | City<br>Harrisburg                 |  |
| State<br>PA  |  | ZIP Code<br>17101                  |  |

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

|   |                    |
|---|--------------------|
| Signature of Correspondent or Responsible Party<br> | Date<br>04/28/2023 |
|---|--------------------|

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



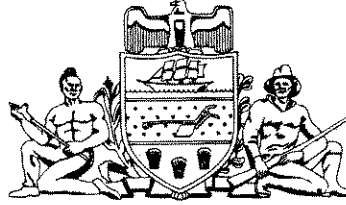
1830019105

1830019105

James M. Zugay, Esq.  
Recorder of Deeds  
(717) 780-6560  
jzugay@dauphinc.org

Candace E. Meck  
First Deputy  
www.dauphinc.org/deeds

## Dauphin County



## Recorder of Deeds

Harrisburg, Pennsylvania

### CERTIFIED END PAGE

*Location:*  
Dauphin County Courthouse  
Room 102  
101 Market Street  
Harrisburg, PA 17101

INSTRUMENT #: 20230009034  
RECORD DATE: 5/2/2023 4:12:34 PM  
RECORDED BY: CMECK  
DOC TYPE: DEED  
AGENT: ETZWEILER & WITHERS, LLC  
DIRECT NAME: HOOVER, JEFFREY A.  
INDIRECT NAME: HOOVER, MICHAEL A.

RECORDING FEES - State: \$0.50  
RECORDING FEES - County: \$13.00  
ACT 8 OF 1998: \$5.00  
ADDITIONAL NAME FEE: \$2.00

LYKENS TWP  
UPPER DAUPHIN  
AOPC: \$40.25  
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1  
UPIFee: 20  
UPIList: 39-019-073-000-0000

I Certify This Document To Be Recorded  
In Dauphin County, Pennsylvania.

James M. Zugay, Recorder of Deeds



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## THIS IS A CERTIFICATION PAGE

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# **PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT