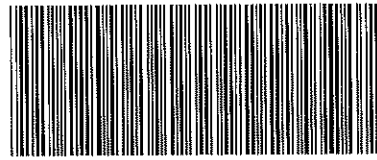


**Lancaster County**

Bonnie L. Bowman  
 Recorder of Deeds  
 150 N. Queen Street  
 Suite 315  
 Lancaster, PA 17603  
 Phone: 717-299-8238  
 Fax: 717-299-8393



INSTRUMENT # : 6048639  
 RECORDED DATE: 01/09/2013 08:56:54 AM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

**Document Type:** DEED

**Transaction Reference:** 26148.001

**Document Reference:**

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\*\*PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above.

Aaron D. Hollis, Esquire  
 Blakinger, Byler & Thomas, P.C.  
 28 Penn Square  
 Lancaster, PA 17603

**Transaction #:** 3394996 - 4 Doc(s)

**Document Page Count:** 6

**Operator Id:** boydj

**SUBMITTED BY:** (jap@bbt-law.com)

Aaron D. Hollis, Esquire  
 Blakinger, Byler & Thomas, P.C.  
 28 Penn Square  
 Lancaster, PA 17603

**\* PROPERTY DATA:**

Parcel ID #: 480-9013900000 *102, 104, 106 CUSTER* 480-8668100000 480-8904900000

Municipality: NEW HOLLAND BOROUGH (100%) NEW HOLLAND BOROUGH (0%) NEW HOLLAND BOROUGH (0%)

School District: EASTERN LANC CO SD EASTERN LANC CO SD EASTERN LANC CO 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	\$23.50
EXTRA PAGE FEE	\$4.00
<b>Total:</b>	<b>\$57.50</b>

INSTRUMENT # : 6048639  
 RECORDED DATE: 01/09/2013 08:56:54 AM

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



*Bonnie L. Bowman*

**Bonnie L. Bowman**  
 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 & Return To:**

Aaron D. Hollis  
Blakinger, Byler & Thomas, P.C.  
28 Penn Square  
Lancaster, PA 17603  
(717) 299-1100

*Parcel ID#:* 480-90139-0-0000 - 102 N. Custer  
480-86681-0-0000 - 104 N. Custer  
480-89049-0-0000 - 106 N. Custer

*Not Searched, Not Certified*

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# THIS DEED

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Made the *4<sup>th</sup>* day of *January*, in the year Two Thousand Thirteen (2013);

**BETWEEN Steven R. Weaver and Martha P. Weaver**, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantors"

**AND**

**Martha P. Weaver**, an adult individual, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantee".

**WITNESSETH**, That in consideration of **One and 00/100 Dollar (\$1.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors hereby grant and convey to the said Grantee, her heirs and assigns:

**PURPART NO. 1:**

**ALL THAT CERTAIN** lot or piece of ground with the two and one-half story frame dwelling house, being the middle one of a three-family dwelling house thereon erected, situated in the Borough of New Holland, County of Lancaster, and Commonwealth of Pennsylvania, being located in the rear of premises known as No. 124 North Custer Avenue, in said Borough, bounded and described as follows, to wit:

**BEGINNING** at a stake in line of a six (6) feet wide strip of land, now or late of property of Lewis N. Storb, and being located a distance of forty-five and six tenths (45.6) feet southward, from an iron pin, a corner of land of which these premises was a part; thence extending along said six (6) feet wide strip of land now or late of Lewis N. Storb, South 20 degrees 15 minutes East, twenty-one and eighty-three hundredths (21.83) feet to a stake; thence by land now or late of Charles R. Hillegass and Anna E. Hillegass, his wife, and passing through the center of a party partition wall separating the dwelling on these premises from the dwelling on the South, South 77 degrees, 17 minutes West, one hundred sixty-three and thirty-five hundredths (163.35) feet to a stake at the West side of a stone retaining wall; thence by land now or late of Jacob P. Rutter, North 17 degrees West, twenty-one and eight-tenths (21.8) feet to a stake; thence by land now or late of Richard P. Rhodes and Mary L. Rhodes, his wife, and passing through the center of a party partition wall separating the dwelling on the herein conveyed premises from the dwelling on the North, North 77 degrees, 17 minutes East, one hundred sixty-two and one-tenth (162.1) feet to the place of Beginning.

**CONTAINING** three thousand five hundred and forty-seven (3,547) square feet, according to a survey made September 1, 1948, by Howard H. Ranck, registered surveyor.

**PURPART NO. 2:**

**TRACT NO. 1— ALL THAT CERTAIN** tract or lot of land, being known and numbered as 102 North Custer Avenue, located in the Borough of New Holland, County of Lancaster, and Commonwealth of Pennsylvania, together with the Southern portion of a three-family dwelling thereon erected bounded and described as follows, to wit:

**BEGINNING** at the Southeast corner thereof at an iron pin on line of land now or late of Earl Weaver, thence South sixty-nine (69) degrees forty-five (45) minutes West, ninety-five and seventy-five hundredths (95.75) feet to a marble post; thence by land now or late of Ralph C. Bolton, North sixteen (16) degrees and fifty-five (55) minutes West, thirty-seven and five tenths (37.5) feet to a marble post; thence by said land, South seventy-six (76) degrees and forty-five (45) minutes West, seventy-four and twenty-five hundredths (74.25) feet to an iron pin crossing a marble post set four (4) feet three (3) inches back; thence by same, North seventeen (17) degrees West, sixty-one (61) and eight tenths (61.8) feet to a point or corner of land now or late of Ivan W. Stauffer, thence by the same passing through the middle of a common partition wall, North seventy-seven (77) degrees and seventeen (17) minutes East, one hundred sixty-three and thirty-five hundredths (163.35) feet to a point or corner of land formerly of Lewis M. Storb; thence by same, South twenty (20) degrees fifteen (15) minutes East, eighty-six and seventy-five hundredths (86.75) feet to the place of Beginning.

**CONTAINING** Thirteen Thousand Two Hundred Seventy-Four (13,274) Square Feet, more or less, according to a survey made by Howard H. Ranck, R.S., September 1, 1948.

**TRACT NO. 2 – ALL THAT CERTAIN** lot of land, being known and numbered as 106 North Custer Avenue, in the Borough of New Holland, County of Lancaster, and Commonwealth of Pennsylvania, with the Northern portion of a three-family dwelling thereon erected, bounded and described as follows, to wit:

**BEGINNING** at the Northwest corner thereof, an iron pin on line of land now or late of Lewis M. Storb and a corner of land now or late of Jacob P. Rutter; thence by said land now or late of Lewis M. Storb (formerly the baseball field), North sixty-nine (69) degrees and forty-five (45) minutes East, three hundred thirty-one and five tenths (331.5) feet to a point in the middle of Custer Avenue having crossed a marble stone at the West side thereof; thence along in the middle of Custer Avenue, South twenty (20) degrees and fifteen (15) minutes East twenty-four (24) feet; thence by land now or late of Paul Z. Martin, South sixty-nine (69) degrees forty-five (45) minutes West, one hundred sixty-one (161) feet to an iron pin, said line having crossed a marble stone at the West side of Custer Avenue and another marble stone at the rear of said land now or late of Paul Z. Martin; thence by the same and land formerly of Lewis M. Storb, respectively, South twenty (20) degrees fifteen (15) minutes East forty-five and six tenths (45.6) feet to a stake; thence by remaining land of which these premises were a part and passing through the center of a partition wall of these premises and the premises immediately adjoining on the South, South seventy-seven (77) degrees seventeen (17) minutes West one hundred sixty-two and one tenth (162.1) feet to a stake at the West side of a stone retaining wall; thence by land now or late of Jacob P. Rutter, North seventeen (17) degrees West, thirty-six and two tenths (36.2) feet to an iron pin; thence by the same, South sixty-nine (69) degrees forty-five (45) minutes West, twelve (12) feet to an iron pin; thence by the same, North twenty (20) degrees fifteen (15) minutes West twelve (12) feet to the place of Beginning.

**CONTAINING** thirteen thousand four hundred seventy-four (13,474) square feet of land according to a survey made September 1, 1948, by Howard H. Ranck, RS.

**PURPART NO. 3:**

**ALL THAT CERTAIN** parcel of unimproved land to be joined in common and become part of other lands of Grantor herein, situated along the westerly side of North Custer Avenue, in New Holland Borough, Lancaster County, Commonwealth of Pennsylvania, as shown as Lot A, on a Final Plan prepared by Ranck and Lake, Engineers and Surveyors, New Holland, PA, recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-138, Page 91, bounded and described as follows:

**BEGINNING** at the southeasterly corner, a point in centerline of North Custer Avenue, being 89.00 feet more or less southerly of centerline intersection of North Custer Avenue and Broad Street; thence (1) passing through said street and along lands now or late of Don M. Sindall, respectively, passing over a 5-inch Marble Monument found 21.13 feet westerly of said point, South 68 degrees 29 minutes 35 seconds West, 149.76 feet to a 3/4 inch Iron Pipe set being the southeasterly corner of Lot No. 4; thence (2) along Lot No. 4, North 21 degrees 25 minutes 09

seconds West, 8.71 feet to a point being the southwesterly corner of lands now or late of Scott L. Jeffries; thence (3) along lands now or late of Jeffries, North 68 degrees 32 minutes 18 seconds East, 149.77 feet to a point in centerline of said Custer Avenue; thence (4) along centerline of Custer Avenue, South 21 degrees 19 minutes 49 seconds East, 8.59 feet to the point of Beginning.

**CONTAINING** 1,296.07 square feet.

**BEING THE SAME PREMISES** which Dorothy S. Sindall, by Deed dated July 30, 1998 and recorded August 7, 1998, in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Record Book 5850, Page 0668, granted and conveyed unto Steven R. Weaver and Martha P. Weaver, husband and wife, Grantors herein.

**THIS** conveyance is between husband and wife and is therefore exempt from Realty Transfer Tax.

**BY VIRTUE** of this conveyance, Steven R. Weaver, one of the grantors herein, hereby irrevocably waives and relinquishes all rights which he may have in the above described real estate, including, but not limited to, any right to equitable distribution under the Pennsylvania Divorce Code, to the full force and effect that Martha P. Weaver may convey, encumber, or otherwise dispose of the above described property as if she were a single person and the parties to this deed were never married. Furthermore, Steven R. Weaver does hereby nominate, constitute and appoint Martha P. Weaver his attorney-in-fact irrevocably, to execute, acknowledge and deliver any and all deeds of conveyance of for the herein conveyed property if she should sell the same, and if the purchaser of this conveyed property should require the same, with full authority in said Martha P. Weaver to act in his place and stead.

AND the said Grantors do hereby Specially warrant the property hereby 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

Adela M. Martin

Steven R. Weaver Seal  
Steven R. Weaver

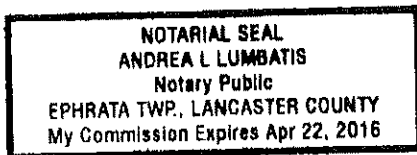
COMMONWEALTH OF PENNSYLVANIA  
  
COUNTY OF LANCASTER

SS.

ON THIS, the 4<sup>th</sup> day of January, 2013, before me, a notary public, the undersigned officer, personally appeared **Steven R. Weaver**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

Andrea Lumbatis  
Notary Public



SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Adela M. Martin

Martha P. Weaver Seal  
Martha P. Weaver

COMMONWEALTH OF PENNSYLVANIA

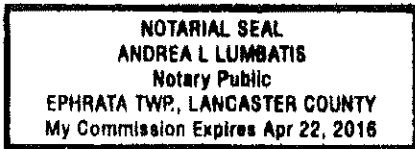
SS.

COUNTY OF LANCASTER

ON THIS, the 4<sup>th</sup> day of January, 2013, before me, a notary public, the undersigned officer, personally appeared **Martha P. Weaver**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

Andrea Lumbatis  
Notary Public



I HEREBY CERTIFY that the precise address of the Grantee herein is 407 Fruitville Pike, Manheim, PA 17545.

Aaron D. Hollis  
Aaron D. Hollis, Esquire