



THIS DEED

PREPARED BY AND RETURN TO:
DEED-IT LAND TRANSFER LLC
1205 E. KING STREET, LANCASTER, PA 17602
PARCEL NO.: 510-37829-0-0000
PROPERTY LOCATION: 64 Clearview Rd, Willow Street, PA, 17584
FILE NO: 22-0264W

ON THIS, 22nd day of July in the year two thousand and twenty-two (2022)

BETWEEN

JOHN C. EVANS, Of Lancaster County, Pennsylvania, GRANTOR
AND

JOHN C. EVANS, of Lancaster County, Pennsylvania, GRANTEE

WITNESSETH, That in consideration of One Dollar and 00/100 DOLLARS--(\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, his heirs and assigns,

SEE ATTACHED LEGAL DESCRIPTION "SCHEDULE A"

IT BEING the same premises which Ruth Marie Ober, Administrator of the Estate of Chester L. Ober, deceased, by her Deed dated 01/10/63 and recorded in the Lancaster County Recorder of Deeds Office on 01/11/63 in Record Book H52, Page 784, granted and conveyed unto John C. Evans and Hannah S. Evans, husband and wife.

AND THE SAID Hannah S. Evans, having departed this life on September 15, 2000, whereupon title vested solely unto John C. Evans, Grantor herein.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

AND the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

THIS IS A TRANSFER TO REMOVE DECEASED SPOUSE, AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAXES.



LEGAL DESCRIPTION

Parcel number: 510-37829-0-0000

Assessed address 64 Clearview Rd

ALL THOSE CERTAIN three adjoining tracts of land; with the dwelling house and other improvements thereon erected, situated in Pequea Township, Lancaster County, Pennsylvania, at a "T" intersection of the Township Road leading from State Highway Legislative Route No. 36008 (near the site of the former Mt. Hope School, north of Byerland Church) westwardly to State Traffic Route No. 324 south of Run Valley, with the Township Road leading north from said first-mentioned road toward West Willow (west of, and almost parallel with, State Highway Legislative Route No.36008), described as follows.

TRACT NO. 1--BEGINNING at a stone on the north side of the first above-mentioned road (referred to in former deeds as a public road leading from Byerland Church to Pequea-Church); thence extending by Tract No. 3 hereof the several courses and distances thereof respectively, South fifty-eight and three-fourths (58-3/4) degrees East nineteen and five-tenths (19.5), perches to a stone at the intersection of the public road leading to West Willow; thence in said West Willow Road, North thirty and one-fourth (30-1/4) degrees East, twenty-six and three-tenths (26.3) perches to a stone and North twenty-one and one-half degrees East (21 1/2 degrees) East; one and two-tenths (1.2) perches; thence by land of George Dinkelburger (formerly Jacob Dagen), North sixty-four and one-fourth (64-1/4) degrees West, seventeen and five-tenths (17.5) perches to an oak tree; thence by land of (formerly of Josiah Good and the Estate of John M. Andes, respectively, and more recently of Harry Breneman); South thirty-five and one-fourth (35.1/4) degrees West, twenty-six and two-tenths (26.2) perches to the Place of Beginning.

CONTAINING three acres and thirteen square perches of land, more or less.

TRACT NO. 2--BEGINNING at a stone, a corner of land of (formerly of Rudolph S. Herr) and land of Jacob Dagen Estate (formerly of Henry Good); . thence along said Dagen Estate land, South sixty-three (63) degrees East, seventy-two and one-tenth (72.1) perches to an oak tree; thence along Tract No. 3 hereof, North thirty-four (34); degrees East; forty-three and three-tenths (43.3) perches to a stake in public road; thence along the middle of said road, North seventy-two and one-half (72-1/2) degrees West sixteen (16) perches; North fifty-nine (59) degrees West, thirty-two (32) perches, and north fifty-four (54) degrees West, thirty-one and four-tenths (31.4),perches; thence along the said land of (formerly of Rudolph S. Herr); South three (03)degrees West; twenty-five (25) perches, and South one (01) degree West. Eighteen and eight tenth (18.8) perches to a stone; thence along the latter, South eighty-nine (89)degrees West; nineteen and one-tenth (19.1) perches to the Place of Beginning.

CONTAINING seventeen acres and one hundred thirty-five square perches of land, more or less.

TRACT NO. 3--BEGINNING at a stone in the aforementioned public road leading from Byerland Church to Pequea Church; thence extending by Tract No. 1 hereof the two courses of South fifty-eight and three-fourths (58-3/4) degrees East, nineteen and three-tenths (19.3) perches to a stone, and North thirty and one-fourth (30-1/4) degrees East, twenty-six and three-tenths (26.3) perches to a stone on the north side of said road; thence by land now or late of Jacob Dagen, South eighty (80) degrees east, twenty-three and six-tenths (23.6) perches to a stone on the east side of said public road; thence by lands of Robert Myers (formerly Christian C Harnish), the three courses of South thirteen (13) degrees West, fourteen and four-tenths (14.4) perches to a stone, at a corner of said Myers land, South fifty-five (55) degrees West (crossing said road), fifty-five (55) perches to a stone, and North fifty-seven (57) degrees West, twenty-five and four-tenths (25.4) perches to a cherry tree; thence by Tract No. 2 hereof, North thirty-five and one-fourth (35-1/4) degrees East, twenty-eight and six-tenths (28.6) perches to the Place of Beginning.

CONTAINING nine acres and one hundred twenty square perches of land, more or less.

Said three tracts, as above described, containing an aggregate gross area of thirty (30) acres and one hundred eight (108) perches, more or less.

EXCEPTING, however, from Tract No. 2, above described, a tract containing 0.681 acres, conveyed by Landis Eshleman and Sue Eshleman to John Warren Eshleman and Elizabeth Landis Eshleman deed dated April 6, 1947, and recorded in the Recorder's Office, of Lancaster County in Deed Book X, Volume 38 page 57; and EXCEPTING from Tract No.3, as above described both a tract containing 9.503 acres, which said Landis and Sue Eshleman conveyed to Landis H Eshleman and Rose M. Eshleman, by deed dated June 18, 1949, and recorded in said Recorder's Office in Deed Book D, Volume 40, page 545, and also a tract containing 1.131 acres which Sue Eshleman conveyed to Landis H. and Rose M. Eshleman by deed dated December 28, 1951 and recorded in Deed Book Z, Volume 41, page 527.



HURLEY
REAL ESTATE & AUCTIONS

DEED

The Net Area of said three tracts hereby conveyed, after deducting from their gross area the three above-excepted tracts, is twenty-eight (28) acres and fifty-seven and six-tenths (57.6) perches, more or less.

LESS AND EXCEPTING, an Adverse recorded 08/20/1963 in book Y52 page 1166 (selling off 7,294 square feet), an Adverse recorded 03/16/1972 in Book D62 page 491 (selling off 5.0525 acres) and an Adverse recorded 03/16/1972 in Book D62 page 493 (selling off 6.0525 acres)

Subject to any restrictions, easements and/or adversed that pertain to this property.