

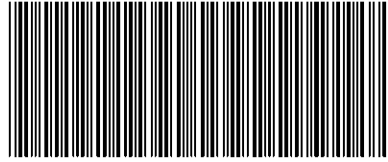
Lancaster County

Ann M. Hess
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6623054

RECORDED DATE: 08/06/2021 02:56:40 PM



4209154-0018R

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

Document Type: DEED**Transaction Reference:** eSecureFile : 12721247**Document Reference:****Transaction #:**

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5

Operator Id:

hhair

RETURN TO: (Ingeo)

Lsg Settlements, LLC

SUBMITTED BY:

Lsg Settlements, LLC

*** PROPERTY DATA:**

Parcel ID #: 440-57011-0-0000

440-5938900000

Municipality: MILLERSVILLE BOROUGH
(100%)MILLERSVILLE BOROUGH
(0%)

School District: PENN MANOR SD

PENN MANOR 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	\$40.25
EXTRA PAGE FEE	\$2.00
STATE RTT	\$3,500.00
MILLERSVILLE BOROUGH	\$1,750.00
PENN MANOR SD	\$1,750.00
Total:	\$7,072.25

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



Ann M. Hess
 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 and Return to:

LSG Settlements, LLC
2148 Embassy Drive
Suite 112
Lancaster, PA 17603
717-431-3042

File No. LSG5264

Parcel ID # 440-57011-0-0000, 440-59389-0-0000

This Indenture, made the 5th day of August, 2021,

Between

MANOR REAL ESTATE ASSOCIATES

(hereinafter called the Grantor), of the one part, and

CARRIAGE HOUSE INVESTING GROUP LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Fifty Thousand And 00/100 Dollars (\$350,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee.

PREMISES A:

ALL THAT CERTAIN tract or piece of land with improvements thereon erected in the Borough of Millersville, County of Lancaster Commonwealth of Pennsylvania, Identified as Lot No. 2 on the Final Plan for Mildred B. Broome laid out by Weber Surveyors, Inc. dated November 19, 1981 and Recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-126, Page 135, more fully bounded and described as follows:

BEGINNING at a concrete monument on the Northeast side of a fourteen (14) feet wide alley at the boundary of lands now or late of Fred B. Hashinger, Jr. and Doris M. Hashinger; thence extending along the Northeast side of said alley North ten (10) degrees, fourteen (14) minutes, ten (10) seconds West, a distance of ninety (90') feet to a stake on the edge of said alley; thence extending North seventy (70) degrees, thirteen (13') minutes, thirty-four (34'') seconds East, a distance of one hundred three and twenty-three one hundredths (103.23') feet to a point at the boundary of land now or late of Henry D. Colvin and Bertha O. Colvin; thence extending along land of said Harry D. Colvin and Bertha O. Colvin, South ten (10) degrees, thirty-four (34') minutes, seven (07'') seconds East, a distance of ninety (90') feet to a concrete monument; thence extending along land now or late of Fred R. Hashinger, Jr. and Doris M. Hashinger,

South seventy (70) degrees, seventeen (17) minutes, forty-six (46") seconds West, a distance of one hundred four (104') feet to a concrete monument, the place of Beginning.

TOGETHER WITH an easement which the owner of Lot No. 2 of the subdivision shall have perpetually across Lot No. 1 for water and sewer service and for any required maintenance of the service lines for water and sewer. The Western boundary of the easement shall run from the point which forms the Northeast corner of the fourteen (14') feet alley, where it abuts Lot No. 1 at the North end of the alley, to a point on the Northern boundary of Lot No. 2, thirty (30') feet East of the fourteen (14') feet alley, and said easement from the Western boundary of the easement specified above. There is to be no permanent structure erected on this easement.

PIN 440-57011-0-0000

BEING THE SAME premises which Peter J. Altimare, Richard J. Gayeski, Jon H. Schrock, Robert J. Baird, Julie L. Jones, Jon R. Ichter, as tenants in Co-Partnership, by deed dated 03/01/1996 and recorded 06/21/1996 in the Office of the Recorder of Deeds in and for the County of Lancaster in Record Book 5014, Page 489, granted and conveyed unto Peter J. Altimare, Richard J. Gayeski, Jon H. Schrock, Robert J. Baird, Julie L. Jones, Jon R. Ichter and Coleen Smith, as tenants in Co-Partnership.

AND BEING THE SAME premises which Peter J. Altimare, Richard J. Gayeski, Jon H. Schrock, Robert J. Baird, Julie L. Jones, Jon R. Ichter and Coleen Smith, as tenants in Co-Partnership, by Corrective Deed dated 01/26/2000 and recorded 02/02/2000 in the Office of the Recorder of Deeds in and for the County of Lancaster in Record Book 6530, Page 532, granted and conveyed unto Manor Real Estate Associates, a Pennsylvania general partnership.

PREMISES B:

ALL THAT CERTAIN tract of land situated on the South side of Landis Avenue, in the Borough of Millersville, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING in front along the South side of Landis Avenue, 48 feet and extending in depth of that wide Southwardly 95 feet.

BOUNDED on the North by Landis Avenue, on the East by a 14 feet wide common alley, and on the South and West by other property now or late of Fred S. Eshleman.

PIN 440-59389-0-0000

BEING THE SAME PREMISES WHICH Jack G. Broome, by Deed dated 05/09/2013 and recorded 05/09/2013 in the Office of the Recorder of Deeds in and for the County of Lancaster in Instrument No. 6077036, granted and conveyed unto Manor Real Estate Associates.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Authorized Partner. Dated the day and year first above written.

MANOR REAL ESTATE ASSOCIATES

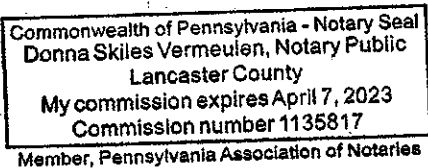
David A. Boyer

By: Jon R. Ichter, M.D.
Jon R Ichter, M.D., Authorized Partner

Commonwealth of Pennsylvania } ss
County of Lancaster

AND NOW, this 5th day of August, 2021, before me, the undersigned Notary Public, appeared **Jon R Ichter, M.D.**, who acknowledged himself to be the **Authorized Partner** of **Manor Real Estate Associates**, a Partnership, and he, as such **Authorized Partner** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as **Authorized Partner**.


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



DS
Notary Public
My commission expires April 7, 2023

The precise residence and the complete post office address of the above-named Grantee is:

~~831 Stumpf Hill Drive~~ 258 Locust St, Carriage House
~~Lancaster, PA 17601~~ Columbia PA 17512



On behalf of the Grantee

Deed

Parcel ID # 440-57011-0-0000, 440-59389-0-0000

Manor Real Estate Associates

TO

Carriage House Investing Group LLC

LSG Settlements, LLC
2148 Embassy Drive
Suite 112
Lancaster, PA 17603

Telephone: 717-431-3042 Fax: 717-431-2012