

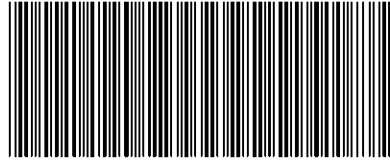
**Lancaster County**

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



INSTRUMENT # : 6773313

RECORDED DATE: 02/22/2024 12:47:48 PM



4695717-0019%

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

Page 1 of 6

**Document Type:** DEED**Transaction Reference:** eSecureFile : 17227136**Document Reference:****Transaction #:** 4461481 - 1 Doc(s)**Document Page Count:** 5**Operator Id:** sariehl**RETURN TO:** (Simplifile)

Morgan HALLGREN CROSSWELL KANE PC - EAST  
 COCALICO TOWNSHIP  
 700 N Duke St  
 Lancaster, PA 17602-2086  
 (717) 299-5251

**SUBMITTED BY:**

Morgan HALLGREN CROSSWELL KANE PC - EAST  
 COCALICO TOWNSHIP  
 700 N Duke St  
 Lancaster, PA 17602-2086

**\* PROPERTY DATA:**

Parcel ID #: 0800087900000

Municipality: EAST COCALICO TOWNSHIP  
(100%)

School District: COCALICO 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
<b>Total:</b>	<b>\$72.25</b>

INSTRUMENT # : 6773313

RECORDED DATE: 02/22/2024 12:47:48 PM

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.

File No. 52256  
 PREPARED BY: MORGAN, HALLGREN, CROSSWELL & KANE, P.C.  
 700 NORTH DUKE STREET, P. O. BOX 4686  
 LANCASTER, PA 17604-4686  
 TELEPHONE: (717) 299-5251  
 RETURN TO: MORGAN, HALLGREN, CROSSWELL & KANE, P.C.  
 700 NORTH DUKE STREET, P. O. BOX 4686  
 LANCASTER, PA 17604-4686  
 TELEPHONE: (717) 299-5251  
 PARCEL NO. 080-00879-0-0000

NOT SEARCHED, NOT CERTIFIED, NOT INSURED

**This Deed,** made this 22nd day of February in the year two thousand twenty-four (2024).

**Between MELISSA J. SENSENIG, Executrix under the Last Will and Testament of PHYLLIS A. SENSENIG, deceased**

(hereinafter called the Grantor),

and **MELISSA J. SENSENIG,**

(hereinafter called the Grantee),

**Witnesseth,** that in consideration of ONE and 00/100 (\$1.00) DOLLAR in hand paid, receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey to said Grantee, her their heirs and assigns:

ALL THAT CERTAIN tract of land, shown as Block A, Lot No. 2 and Block A, Tract No. 1 on a Plan of Subdivision for Charles E. and Phyllis A. Sensenig, recorded in Subdivision Plan Book J-209, Page 41, in the Office for the Recording of Deeds in and for Lancaster County, Pennsylvania, situate along the South side of Vera Cruz Road, T-973, in the Township of East Cocalico, County of Lancaster, and Commonwealth of Pennsylvania, joined in common, bounded and described according to a Plat of Subdivision by Fuehrer Associates, Inc., Job No. 00-02-03, as follows:

BEGINNING at the northwest corner thereof, at a point in the macadam cartway of Vera Cruz Road T-973, said point being approximately one thousand one hundred (1,100) feet East of Pennsylvania Route 897; thence in and along said road and by property now or late of Joseph W. Faust and William J. Baumann (Deed Book 6167, Page 346), the three (3) following courses and distances: (1) North fifty-four (54) degrees fifty-nine (59) minutes thirty-five (35) seconds East, one hundred forty-three and sixty-nine hundredths (143.69) feet to a point; (2) thence North fifty-

three (53) degrees seven (07) minutes eleven (11) seconds East, one hundred ninety-seven and forty-nine hundredths (197.49) feet to a point; (3) thence North twenty-one (21) degrees fifty (50) minutes forty-six (46) seconds West, thirteen and seventy-six hundredths (13.76) feet to a point; thence continuing in said Vera Cruz Road, T-973, and by lands now or late of Christopher D. Ness and Kristen Hayley (Deed Book 6536, Page 304), and along a curve bearing to the left thirty-four and three hundredths (34.03) feet along the arc, and having a radius of two hundred forty and zero hundredths (240.00) feet, a central angle of eight (08) degrees seven (07) minutes twenty-eight (28) seconds, and a chord bearing and distance of North twenty-seven (27) degrees nineteen (19) minutes thirty-two (32) seconds East, thirty-four and zero hundredths (34.00) feet to a point; thence by the same, North twenty-three (23) degrees fifteen (15) minutes forty-eight (48) seconds East, two hundred five and eighty-one hundredths (205.81) feet to a mag nail; thence leaving said road and by land now or late of Ronald R. Weaver, Jr. (Deed Book 6542, Page 403), North seventy (70) degrees thirty-two (32) minutes fifty-seven (57) seconds East, twenty-four and thirty-two hundredths (24.32) feet to a  $\frac{3}{4}$ " rebar with cap; thence one thousand twenty-five and thirty-nine hundredths (1,025.39) feet to a  $\frac{3}{4}$ " rebar in a stone pile, making a total distance of one thousand forty-nine and seventy-one hundredths (1,049.71) feet; thence by land now or late of Charles M. Nissley and Joseph A. Nissley (Deed Book 4358, Page 513), South thirty-two (32) degrees thirty-six (36) minutes fifty-six (56) seconds East, one hundred ninety-three and thirty-three hundredths (193.33) feet to a 4" x 4" concrete monument; thence by the same, North seventy-two (72) degrees fifty-one (51) minutes nine (09) seconds East, four hundred seventeen and fifty-five hundredths (417.55) feet to a  $\frac{3}{4}$ " rebar with cap; thence by land now or late of David J. Merkey and Shirley L. Merkey (Deed Book R, Volume 73, Page 19), South zero (00) degrees fifty-nine (59) minutes twenty-seven (27) seconds West, nineteen and ninety hundredths (19.90) feet to a planted limestone; thence by the same, South eleven (11) degrees ten (10) minutes three (03) seconds East, one hundred sixty-two and seventy-one hundredths (162.71) feet to a 2" x 2" angle iron; thence by other lands now or late of David J. Merkey and Shirley L. Merkey (Deed Book 3912, Page 191), South seven (07) degrees forty (40) minutes thirty (30) seconds East, five hundred thirty-six and forty-five hundredths (536.45) feet to a point; thence by other lands now or late of David J. Merkey and Shirley L. Merkey (Deed Book O, Volume 71, Page 597), South eight (08) degrees one (01) minute twenty (20) seconds East, three hundred eighty-three and sixty-four hundredths (383.64) feet to a point, a corner of property now or late of Mark A. Haines and Jacqueline D. Haines (Deed Book 5361, Page 584); thence by land now or late of Myron G. Weaver (Deed Book I, Volume 69, Page 390), Lewis R. Kepple and Mary Ellen Kepple (Deed Book 3911, Page 270), and William S. Strohl and Diane L. Strohl (Deed Book 2089, Page 419), respectively, South eighty-one (81) degrees fifty-eight (58) minutes fifty-eight (58) seconds West, nine hundred forty-three and eighty hundredths (943.80) feet to a point; thence by land now or late of Boua Chay Lo and Teng Lo (Deed Book 5237, Page 647), the following four (4) courses and distances: (1) North three (03) degrees sixteen (16) minutes two (02) seconds West, three hundred twenty-four and nine hundredths (324.09) feet to a point; (2) thence North eighty-three (83) degrees nineteen (19) minutes forty (40) seconds West, two hundred sixty-one and twenty-three hundredths (261.23) feet to a point; (3) thence South sixty-eight (68) degrees thirty-two (32) minutes fifty-two (52) seconds West, three hundred sixty-two and thirty-five hundredths (362.35) feet to a point; and (4) thence South thirty-nine (39) degrees fifty-four (54) minutes forty-two (42) seconds West, two hundred thirty-seven and seventy-nine hundredths (237.79) feet to a point; thence by other lands now or late of Charles E. Sensenig and Phyllis A. Sensenig (Deed Book O, Volume 95, Page 461) recorded in subdivision Plan Book J-161, Page 102, Lot No. 1, North thirty-five (35) degrees twenty-five

(25) minutes thirty-six (36) seconds West, five hundred forty-one and thirty-three hundredths (541.33) feet to the place of BEGINNING.

CONTAINING thirty-seven and ninety-six hundredths (37.96) acres.

BEING THE SAME PREMISES which Charles E. Sensenig and Phyllis A. Sensenig, husband and wife, by Deed dated February 23, 2001, and recorded March 31, 2001, in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Record Book 6993, Page 120, granted and conveyed unto Charles E. Sensenig and Phyllis A. Sensenig, husband and wife, their heirs and assigns, as tenants by the entireties.

UNDER AND SUBJECT to all notes and information of the Plat of Subdivision prepared for Ronald Weaver and recorded in Subdivision Plan Book J-206, Page 43, and the notes and information of the Plat of Subdivision prepared for Charles E. and Phyllis A. Sensenig in Subdivision Plan Book J-209, Page 41.

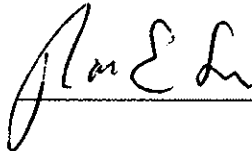
AND THE SAID Charles E. Sensenig died on August 10, 2014, whereby title vested in the said Phyllis A. Sensenig by right of survivorship.

AND THE SAID Phyllis E. Sensenig died on August 27, 2023, leaving her Last Will and Testament duly admitted to probate by the Register of Wills of Lancaster County, Pennsylvania, on September 12, 2023, and remaining of record in the Office of the said Register of Wills docketed to No. 36-2023-02198 wherein she appointed Melissa J. Sensenig to be the Executrix of her Estate.

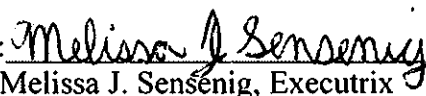
AND THE SAID Grantor does hereby covenant, promise, and agree to and with the said Grantee, her heirs and assigns, that she, the said Grantor, has not done, committed, or knowingly or willingly suffered to be done or committed any act, matter, or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged, or encumbered in title, charge, estate, or otherwise howsoever.

**In Witness Whereof** the Grantor has executed this Deed the day and year first above written.

Witnesses present:

  
\_\_\_\_\_

PHYLLIS A. SENSENIG ESTATE

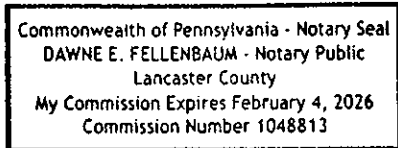
By:   
Melissa J. Sensenig, Executrix  
\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
 COUNTY OF LANCASTER )

On this 22nd day of February, 2024, before me, Dawne E. Fellenbaum, the undersigned officer, personally appeared MELISSA J. SENSENIG, Executrix of the Phyllis A. Sensenig Estate, deceased, known to me (or satisfactorily proven) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

My Commission Expires:



Dawne E Fellenbaum  
 Notary Public

I certify that the precise address of the within Grantee:

85 Vera Cruz Road  
 Reinholds, PA 17569

Rob E Sisko  
 Print Name: ROBERT E. SISCO, ESQUIRE  
 On behalf of Grantee



1830019105

RECORDER'S USE ONLY

REV-183

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

REALTY TRANSFER TAX  
STATEMENT OF VALUE  
COMPLETE EACH SECTION

State Tax Paid:	\$0.00
Book:	Page:
Instrument Number: 6773313	
Date Recorded:	02/22/2024 12:47:48 PM

**SECTION I TRANSFER DATA**

Date of Acceptance of Document				2/22/2024			
Grantor(s)/Lessor(s)		Telephone Number		Grantee(s)/Lessee(s)		Telephone Number	
Melissa J. Sensenig, Exec. of the Phyllis A. Sensenig Estate		(717) 484-0202		Melissa J. Sensenig		(717) 484-0202	
Mailing Address				Mailing Address			
85 Vera Cruz Road				85 Vera Cruz Road			
City		State	ZIP Code	City		State	ZIP Code
Reinholds		PA	17569	Reinholds		PA	17569

**SECTION II REAL ESTATE LOCATION**

Street Address			City, Township, Borough		
85 Vera Cruz Road			East Cocalico Township		
County		School District		Tax Parcel Number	
Lancaster		Cocalico S.D.		080-00879-0-0000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ 0.00	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
\$481,400.00	x 1.66	= \$799,124.00

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 799,124.00	100 %	100 %

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

Will or intestate succession. Phyllis A. Sensenig 36-2023-02198  
(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.)

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

Name		Telephone Number	
Robert E. Sisko, Esquire		(717) 299-5251	
Mailing Address		City	
700 North Duke Street, P.O. Box 4686		Lancaster	
State		ZIP Code	
PA		17604-4686	

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 Robert E. Sisko Date 2/22/2024

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



1830019105

1830019105