

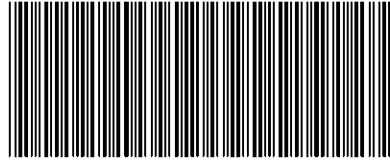
Lancaster County

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



INSTRUMENT # : 6699983

RECORDED DATE: 08/26/2022 12:40:52 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:** eSecureFile : 15034140**Document Reference:****Transaction #:** 4079182 - 2 Doc(s)**Document Page Count:** 4**Operator Id:** hhair**RETURN TO:** (Simplifile)

Regal Abstract Lancaster - LANCASTER TOWNSHIP
 600A Eden Rd Ste A
 Lancaster, PA 17601-4205
 (717) 399-9600

SUBMITTED BY:

Regal Abstract Lancaster - LANCASTER TOWNSHIP
 600A Eden Rd Ste A
 Lancaster, PA 17601-4205

*** PROPERTY DATA:**

Parcel ID #: 340-24466-0-0000

Municipality: LANCASTER TOWNSHIP
 (100%)

School District: LANCASTER 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
STATE RTT	\$6,850.00
LANCASTER TOWNSHIP	\$3,425.00
LANCASTER SD	\$3,425.00
Total:	\$13,770.25

INSTRUMENT # : 6699983

RECORDED DATE: 08/26/2022 12:40:52 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.: R-030634-ANS

Prepared by and Return to:
Regal Abstract
600A Eden Road
Lancaster, PA 17601

1070 Wheatland Avenue
Lancaster, PA 17603
Lancaster Township, Lancaster County
Parcel No.: 340-24466-0-0000

THIS DEED, made the 16 day of August, 2022

Between **Benjamin H. Bamford and Amy B. Hopkins, Co-Executors of The Estate of Elizabeth W. Bamford**

(whether one or more, hereinafter referred to as "Grantor"), and

Daniel G. Reedy

(whether one or more, hereinafter referred to as "Grantee").

WITNESSETH, that the said Grantor in consideration of **Six Hundred Eighty-Five Thousand And No/100 Dollars (\$685,000.00)** to them now paid by the said Grantee, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, release, convey, and confirm unto the said Grantee, their heirs, successors and assigns:

ALL THAT CERTAIN lot or tract of land situated the South side of Wheatland Avenue, having thereon erected a two and one-half story brick dwelling house and brick garage, known and numbered as No. 1070 Wheatland Avenue, in the Township of Lancaster, County of Lancaster and Commonwealth of Pennsylvania, said lot being more fully bounded and described as follows:

BEGINNING at a point on Wheatland Avenue, eighty (80) feet East of the Southeast corner of Wheatland Avenue and President Avenue; thence Eastwardly along the South side of Wheatland Avenue, ninety (90) feet to a point; thence by land now or late of A. C. Scully, Southwardly two hundred twenty-nine (229) feet, more or less, to a point in line of land now or late of Herbert Rose and others to a point; thence along land now or late of Herbert Rose and others, Westwardly one hundred one (101) feet to a point; thence along land now or late of D. Wilbur Ranck, Northwardly a distance of two hundred twenty-nine (229) feet to a point, the Place of **BEGINNING**.

BEING THE SAME PREMISES which C.L. Snavely a/k/a Clarence L. Snavely and Helen J. Snavely, husband and wife by Deed dated August 14, 1975 and recorded August 14, 1975 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book S-66, Page 1068, granted and conveyed unto Thomas H. Bamford and Elizabeth W. Bamford, husband and wife.

AND BEING THE SAME PREMISES which C.L. Snavely a/k/a Clarence L. Snavely and Helen J. Snavely, husband and wife by Deed of Correction dated September 19, 1975 and recorded September 22, 1975 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book W-66, Page 965, granted and conveyed unto Thomas H. Bamford and Elizabeth W. Bamford, husband and wife.

AND THE SAID Thomas H. Bamford died February 17, 2006 whereupon title vested unto Elizabeth W. Bamford by the right of survivorship.

AND THE SAID Elizabeth W. Bamford died November 21, 2021 leaving a Will dated March 2, 2017, duly probated and remaining of record in the Office of the Register of Wills in and for Lancaster County, Pennsylvania, to File No. 36-2021-03233 wherein the decedent appointed Benjamin H. Bamford and Amy B. Hopkins, Co-Executors, to whom Letters Testamentary were granted.

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 the said Grantor, as well at law as in equity, of, in and to the same.

AND THE SAID Benjamin H. Bamford and Amy B. Hopkins, Co-Executors of The Estate of Elizabeth W. Bamford, Grantor, for their heirs, successors, executors, administrators and assigns, covenants, promises and agrees to and with said Grantee, their heirs, successors and assigns, that 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.

The Estate of Elizabeth W. Bamford

BY: 
Benjamin H. Bamford
Co-Executor

BY: 
Amy B. Hopkins
Co-Executor

STATE OF Maine

COUNTY OF Hancock

On this, the 16 day of Aug, 2022, before me, the undersigned officer, personally appeared Benjamin H. Bamford, Co-Executor of The Estate of Elizabeth W. Bamford, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: 07-10-2025

Gwen J. May
Notary Public
STATE OF MAINE
My Commission Expires 07/10/2025

STATE OF PA

COUNTY OF Lancaster

On this, the 23 day of August, 2022, before me, the undersigned officer, personally appeared Amy B. Hopkins, Co-Executor of The Estate of Elizabeth W. Bamford, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Jennifer Pontz Miller
Notary Public
My Commission Expires: 8/13/25

Commonwealth of Pennsylvania
Jennifer Pontz Miller, Notary Public
Lancaster County
My commission expires August 13, 2025
Commission number 1131032
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
Jennifer Pontz Miller, Notary Public
Lancaster County
My commission expires August 13, 2025
Commission number 1131032
Member, Pennsylvania Association of Notaries

The precise residence and the complete post office address of the above named Grantee is:
**1070 Wheatland Avenue
Lancaster, PA 17603**

Jennifer Pontz Miller
On behalf of the Grantee