



Ann M. Hess, Esq.

Lancaster Recorder of Deeds
Office of Recorder of Deeds, 150 N. Queen St., Suite 315

This is a certification page

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Recording:

Recording Fee	\$13.00
Additional Page	\$0.00
County Improvement	\$2.00
ROD Improvement Fee	\$3.00
State Writ Tax	\$0.50
State JCS/Access to Justice	\$40.25
Affordable Housing	\$11.50
Local RTT Tax	\$0.00
State RTT Tax	\$0.00

Total:	\$70.25

Local RTT Tax Breakout:

MANOR TOWNSHIP	\$0.00
PENN MANOR SCHOOL DISTRICT	\$0.00

Document #: 20250043008

Receipt #: 25-35045

Clerk: Lgordon

Rec Date: 10/29/2025 11:04:08 AM

Num Pages: 4

Document Type: DEED

Rec'd From: AEVITAS LAW, PLLC

****NOTICE: This is not a Bill.****

Record and Return To:
AEVITAS LAW, PLLC
275 HESS BLVD.
LANCASTER, PA 17601

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



Ann M. Hess
Ann M. Hess, Esq.

**Information may change during the verification process and may not be reflected on this page.

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:

James Clark Associates
277 Millwood Road
Lancaster, PA 17603
717-464-4300
Parcel ID # 410 J-999-999-99

NOT SEARCHED, NOT CERTIFIED THIS DEED

This Indenture, made the 24th day of October, 2025,

Between

JEFFREY P. DIEHL AND KAY L. DIEHL, husband and wife

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

JEFFREY P. DIEHL AND KAY L. DIEHL, husband and wife,

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Dollar (\$1.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as tenants by the entirety:

ALL THAT CERTAIN tract or parcel of unimproved land situated on the west side of Walnut Hill Road (SR 3027) in Manor Township, Lancaster County, Pennsylvania, being Lot 2 shown on a Final Minor Subdivision and SWM Plan for Diehl Property, prepared by Bitner Engineering, Job Number 2024162-001, dated August 12, 2024 and recorded in the Recorder of Deeds for Lancaster County in Document Number 2025-0752-J, and said tract being more fully bounded and described as follows:

BEGINNING AT A POINT, a Mag Nail found in the centerline of Walnut Hill Road (SR 3027), thence in the centerline of said Walnut Hill Road South eight degrees nine minutes fifty-eight seconds West (S 08°09'58" W), a distance of two hundred ninety-nine and 41/100 feet (299.41') to a Mag Nail set, the northeasterly corner of Lot 1; thence leaving Walnut Hill Road and along and coincident with the line of Lot 1 the following two (2) courses and distances: 1) North eighty-one degrees fifty minutes two seconds West (N 81°50'02" W), a distance of three hundred five and 79/100 feet (305.79') to a rebar set, having passed over a rebar set fourteen and 97/100 feet (14.97') from the commencement of this course; 2) North eight degrees seven minutes fifty-two seconds East (N 08°07'52" E), a distance of two hundred ninety-nine and 22/100 feet (299.22') to a rebar set in the line of land, now or formerly, of Keith Frey Properties, LLC; thence along and coincident with land of said Keith Frey Properties, LLC, South eighty-one degrees

fifty-two minutes eight seconds East (S 81°52'08" E), a distance of three hundred five and 97/100 feet (305.97') to a point, having passed over a rebar found fourteen and 97/100 feet (14.97') from the terminus of this course, the POINT OF BEGINNING.

Containing: 2.1018 acres, more or less.

BEING PART OF THE SAME premises which Kathryn M. Shertzer by Deed dated August 29, 2018 and recorded September 11, 2018 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Document Number 6418052, granted and conveyed unto Jeffrey P. Diehl and Kay L. Diehl, their heirs and assigns.

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

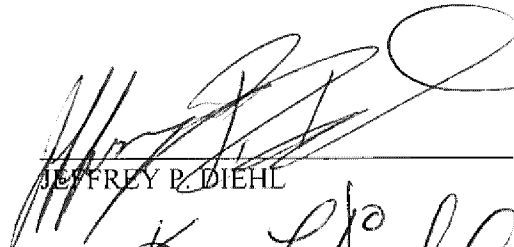
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

And the said Grantors, for themselves, their heirs and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs 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 Grantees, their heirs and assigns, against it, the said Grantors, and their heirs and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

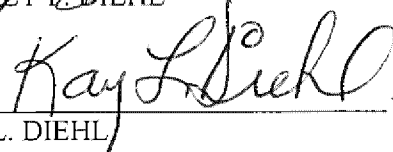
THE TRANSFER OF SAID PROPERTY IS BETWEEN HUSBAND AND WIFE AND IS THEREFORE EXEMPT FROM TRANSFER TAX.

In Witness Whereof, the party of the first part has hereunto set their hand and seal. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**



JEFFREY P. DIEHL {SEAL}

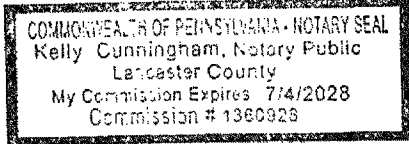


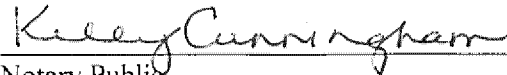
KAY L. DIEHL {SEAL}

Commonwealth of Pennsylvania }
County of Lancaster } ss

On this, the 24th day of October, 2025, before me, the undersigned Notary Public, personally appeared **JEFFREY P. DIEHL AND KAY L. DIEHL**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

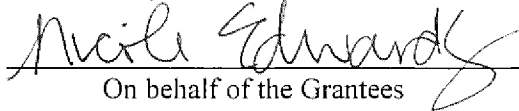




Notary Public
My commission expires 7/4/2028

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

**456 Walnut Hill Road
Millersville, PA 17551**



On behalf of the Grantees