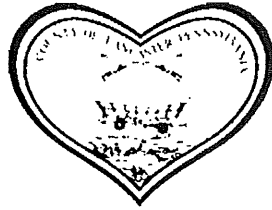
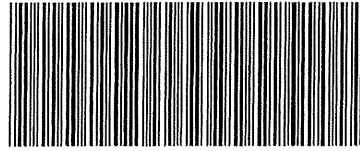


Lancaster County

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



INSTRUMENT # : 6479924
 RECORDED DATE: 09/17/2019 03:55:55 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED
Transaction Reference: eSecureFile : 8915129
Document Reference:

Transaction #: 3877959 - 1 Doc(s)
Document Page Count: 3
Operator Id: rosarioj

RETURN TO: (Simplifile)
 Sam Goodley Law LLC - COLERAIN TOWNSHIP
 80 PO Box
 Oxford, PA 19363-0080
 (610) 998-1000

SUBMITTED BY:
 Sam Goodley Law LLC - COLERAIN TOWNSHIP
 80 PO Box
 Oxford, PA 19363-0080

*** PROPERTY DATA:**

Parcel ID #: 100-3105800000
 Municipality: COLERAIN TOWNSHIP (100%)
 School District: SOLANCO 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
Total:	\$70.25

INSTRUMENT # : 6479924
 RECORDED DATE: 09/17/2019 03:55:55 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.

Prepared by: Sam Goodley Law LLC
 Return to: Sam Goodley Law LLC
 208 E. Locust Street, P.O. Box 80
 Oxford, PA 19363
 Parcel ID# 100-31058-0-0000
 100-22915-0-0000

This Deed, made the 12 day of September, in the year Two Thousand Nineteen (2019);

Between Eli Z. Byler and Mary S. Byler, husband and wife, hereinafter referred to as the "Grantors"

A
 N
 D

Eli Z. Byler and Mary S. Byler, husband and wife, hereinafter referred to as the "Grantees".

Witnesseth, that in consideration of ONE and 00/100 DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors hereby grant and convey to the said Grantees, their heirs and assigns, as Tenants by the Entirety;

Tract One

ALL THAT CERTAIN tract of woodland situate in the Township of Colerain, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to survey of John F. Cibula on May 27, 1968, as follows:

BEGINNING at a PK spike in the center of Township Road T-754, said point being South twenty five (25) degrees, fifteen (15) minutes East, a distance of ninety six and two tenths (96.2) feet from the center of a private road leading into property of Horace W. Pyle; thence along a line in the said road and along property of Horace W. Pyle, North twenty five (25) degrees, fifteen (15) minutes West, a distance of two hundred (200) feet to a point; thence along other property of the Grantees herein, of which this was a part, North sixty five (65) degrees, fifteen (15) minutes East, a distance of eight hundred seventy five and nineteen hundredths (875.19) feet

to a point; thence along property of Leo C. Craver, South five (5) degrees, nineteen (19) minutes East, a distance of ninety one and forty eight hundredths (91.48) feet to an iron pin by red oak tree; thence along the same, South twenty five (25) degrees, fifteen (15) minutes East, a distance of one hundred fourteen (114) feet to a stone; thence along property of the aforesaid Horace W. Plye, crossing an iron pin on the East side of aforesaid Township Road T-754, South sixty-five (65) degrees, fifteen (15) minutes West, a distance of eight hundred forty four (844) feet to a point, the place of BEGINNING.

Prior Deed Reference: Document ID# 6439788.

Tract Two

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the Eastern side of Township Road T-754 in the Township of Colerain, County of Lancaster and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point set in Township Road T-754, said point being 780.20 feet Southeast of an iron pin set on the East side of said road; thence along land now or late of William Mizell, North sixty-five degrees fifteen minutes East, eight hundred seventy-five and nineteen hundredths feet (N 65 15' E 875.19) to a point in line of land now or late of Lee C. Graver; thence by the same, North five degrees nineteen minutes West, one hundred fifty-nine and five hundredths feet (N 5 19' W 159.05) to a point in line of land now or late of Richard J. Weaver et ux, of which this was formerly a part; thence by the same, South sixty-five degrees fifteen minutes West, nine hundred twenty-nine and forty-two hundredths feet (S 65 15' W 929.42) to a point in the said Township Road T-754; thence by the same, South twenty-five degrees fifteen minutes East one hundred fifty feet (S 25 15' E 150) to a point, the Place of Beginning.

Prior Deed Reference: Document ID# 6137808.

By this conveyance, Grantors and Grantees, being the same party, intend that Tract One and Tract Two herein described shall constitute a single lot and shall for all purposes be joined and treated as a single property. It is the further intention of Grantors and Grantees that neither tract may be conveyed individually and that Grantors and Grantees relinquish any right to do so in the future, intending for all intents and purposes that the tracts shall hereafter be merged and shall constitute a single property.

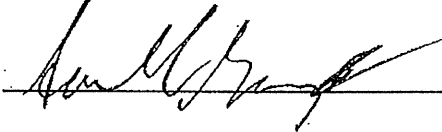
THIS CONVEYANCE IS REALTY TRANSFER TAX EXEMPT

GRANTORS AND GRANTEEES ARE ONE AND THE SAME

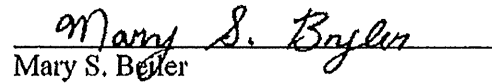
And the said Grantors do hereby Specially warrant the property hereby conveyed.

In Witness Whereof, said Grantors have hereunto set their hands the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:



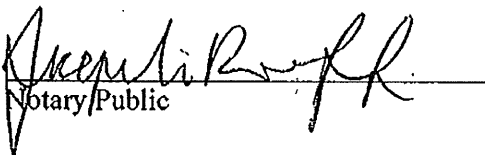

Eli Z. Beiler


Mary S. Beiler

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

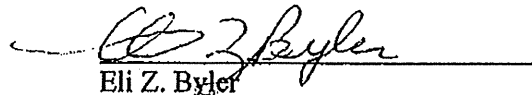
On the 17th day of September, 2019, before me, the undersigned officer, personally appeared Samuel A. Goodley, III, Supreme Court I.D. No. 321800, known to me (or satisfactorily proven) to be a member of the bar of the highest court of said Commonwealth and a subscribing witness to the within instrument, and certified that he was personally present when Eli Z. Beiler and Mary S. Beiler, h/w, whose names are subscribed to the within instrument, executed the same, and that said persons acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and notarial seal.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jacquelline R. Groff, Notary Public
Lancaster County
My commission expires January 14, 2023
Commission number 1340004
Member, Pennsylvania Association of Notaries

I hereby certify that the precise address of the Grantees herein is 459 Liberty Lane,
Kirkwood, PA 17536.


Eli Z. Beiler