

①
"y"

Prepared by: Kenneth H. Howard, Esq.
Appel & Yost LLP
33 North Duke Street
Lancaster, PA 17602
(717) 394-0521

05 JAN 27 AM 10:58

RECORDED & INDEXED
LANCASTER, PA.

Return to: Kenneth H. Howard, Esq.
Appel & Yost LLP
33 North Duke Street
Lancaster, PA 17602
(717) 394-0521

Parcel ID#: J9999-999-99

NOT CERTIFIED

DEED

THIS INDENTURE made the *27th* of *January* in the year Two
Thousand Five (2005).

BETWEEN, JOHN S. STOLTZFUS and SADIE F. STOLTZFUS, husband and wife, of
Colerain Township, Lancaster County, Pennsylvania (hereinafter called the Grantor) party of the
one part,

AND

MELVIN B. STOLTZFUS and KATIE S. STOLTZFUS, husband and wife, tenants by the
entireties, of Colerain Township, Lancaster County, Pennsylvania, (hereinafter called the
Grantee) party of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of One and 00/100
(\$1.00) Dollar, lawful money of the United States of America unto them well and truly paid by
the said Grantee, at or before the sealing and delivery thereof, 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, their heirs and assigns, as
tenants by the entireties,

ALL THAT CERTAIN tract or parcel of land situate in Colerain Township, Lancaster
County, Pennsylvania, being Lot No. 5A described according to a plan prepared by Register
Associates, Inc., dated April 7, 2004 and last revised July 20, 2004, and recorded in Subdivision
Plan Book J-220, Page 63, being Drawing Number S-1098, to wit:

BEGINNING at an interior point marking a corner of the herein described tract, a corner
of lands of John S. and Sadie F. Stoltzfus, and a corner of lands of Daniel E. and Mary M.
Stoltzfus; the said point of beginning being measured, North 48 degrees 24 minutes 04 seconds

East 249.39 feet from a point in the title line of Public Road T-766 known as Rosedale Road, marking a corner of lands of Daniel E. and Mary M. Stoltzfus; thence leaving the said point of beginning and along lands of John S. and Sadie F. Stoltzfus the following two courses and distances to wit: 1) North 48 degrees 24 minutes 04 seconds East 67.00 feet to a point; 2) South 40 degrees 49 minutes 47 seconds East 296.75 feet to a point in line of lands of Robert A. and Sharon Ann Mowery; thence along the same, South 62 degrees 45 minutes 00 seconds West 68.93 feet to an iron pin; thence passing through lands of Melvin B. and Katie S. Stoltzfus, North 40 degrees 49 minutes 47 seconds West 280.57 feet to the first mentioned point and place of Beginning.

CONTAINING 0.44 acres of land be the same more or less.

BEING PART OF THE SAME PREMISES which Sadie B. Stoltzfus, widow, by Deed dated and recorded February 6, 1986 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Deed Book Volume B-94, Page 548, granted and conveyed unto John S. Stoltzfus and Sadie F. Stoltzfus, husband and wife, grantor herein.

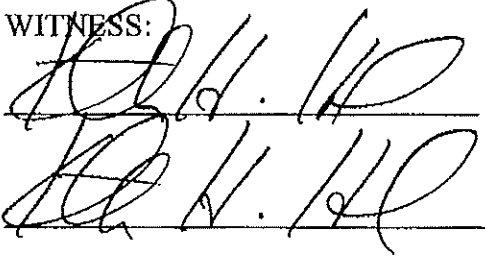
SUBJECT TO the restriction that Grantee must maintain the fence along the common boundary with Grantor's adjoining real estate as it now exists.

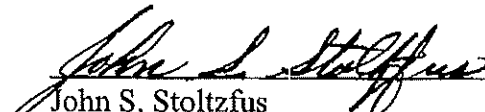
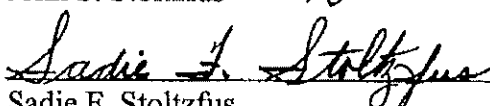
Account No. J9999-999-99.

AND the said Grantor covenants that they will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF the undersigned Grantor has executed this Deed the day and year first above written.

WITNESS:



 (SEAL)
John S. Stoltzfus
 (SEAL)
Sadie F. Stoltzfus

I hereby certify that the precise residence of the within grantee is:

285 Rosedale Rd
Christiana, PA 17509

APPEL & YOST, LLP

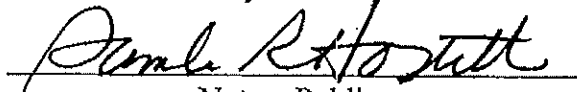
BY


Kenneth H. Howard

COMMONWEALTH OF PENNSYLVANIA)
)SS.
COUNTY OF LANCASTER)

On this, the 27th day of January, 2005, before me, a Notary Public, the undersigned officer personally appeared JOHN S. STOLTZFUS and SADIE F. STOLTZFUS, husband and wife, 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 THEREOF, I have hereunto set my hand and official seal.


Notary Public

