

Prepared By: E. Richard Young, Jr., Esq.
Return to: E. Richard Young, Jr., Esq.
1248 West Main Street
Ephrata, PA 17522
717-738-9000
Tax Parcel #: 020 - 44892 - 0 - 0000

This Document Recorded
09/11/2008 State RTT: 961.62
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Doc Code: 01 Lancaster County, Recorder of Deeds Office
Doc Id: 5732688
Receipt #: 821690
Rec Fee: 42.00



5732688
Page: 1 of 5
09/11/2008 10:32AM

NOT SEARCHED, CERTIFIED OR INSURED.

THIS DEED

Made the 25th day of August, in the year Two Thousand Eight (2008).

BETWEEN ARLENE M. WALMER ESTATE, by Earl R. Walmer and Douglas W. Chaney, Executors, and EARL R. WALMER, individually, of the Borough of Akron, County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the "Grantors,"

A
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EARL R. WALMER, of the Borough of Akron, County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the "Grantee,"

WITNESSETH, That in consideration of the sum of ONE and NO/100 DOLLARS (\$1.00), in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, his heirs and assigns.

TRACT NO. 1:

ALL THAT CERTAIN messuage, tenement, and tract of land, situated in Ephrata Township (now Akron Borough), Lancaster County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Akron to Murrell, a corner of land about to be conveyed by said grantors to E. N. Willwerth; thence by the same, crossing an iron pin planted on the south side of said road or highway, South eleven (11) degrees and fifteen (15) minutes West, two hundred twenty and forty-five hundredths (220.45) feet to an iron pin; thence by land now or late of the grantors, South fifty-nine (59) degrees and thirty-six and one-half (36-1/2) minutes East, eighty-four and sixty-nine hundredths (84.69) feet to an iron pin, and North eleven (11) degrees and fifteen (15) minutes East, two hundred and forty-eight and twenty-two hundredths (248.22) feet to a point in the middle of said highway, the last mentioned line crosses an iron pin planted on the South side of the highway; thence along in said highway North seventy-eight (78) degrees and forty-five (45)

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minutes West, eighty (80) feet to the place of BEGINNING.

CONTAINING 68.8 square perches of land, as per survey made November 18, 1936 by D. G. Ranck.

TRACT NO. 2:

ALL THAT CERTAIN tract or piece of land, situated in Ephrata Township (now Akron Borough), Lancaster County, Pennsylvania, bounded and described by the following courses and distances, to wit:

BEGINNING at the northeast corner thereof, at a point in the middle of the public road leading from Akron to Murrell, a corner of other land of the said Grantees; thence by the same, South eleven (11) degrees and fifteen (15) minutes West, two hundred twenty and forty-five hundredths (220.45) feet to an iron pin; thence by land of Henry Martin, North fifty-nine (59) degrees and thirty-six and one-half (36-1/2) minutes West, fifty-eight and twenty-two hundredths (58.22) feet to a stake; thence by land which the said Grantors are about to convey to Robert W. Benner and wife, North eleven (11) degrees and fifteen (15) minutes East, two hundred one and thirty-six hundredths (201.36) feet to a point in the above-mentioned public road; thence along in the middle of said public road, South seventy-eight (78) degrees and forty-five (45) minutes East, fifty-five (55) feet to the place of BEGINNING.

CONTAINING 42.6 square perches.

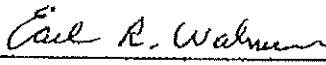
BEING THE SAME PREMISES WHICH Earl R. Walmer and Arlene M. Walmer, by Deed dated October 19, 2007, and recorded October 26, 2007, in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Document # 5661319, granted and conveyed unto Earl R. Walmer and Arlene M. Walmer.

And the said Arlene M. Walmer died on November 29, 2007, leaving her last Will and Testament dated October 19, 2007, which was admitted to probate in the Lancaster County Office of the Register of Wills, docketed to No. 36-2008-0237. Letters Testamentary were granted on February 4, 2008, to Earl R. Walmer and Douglas W. Chaney, the Co-Executors named in said Will, Grantor herein.

And the said Grantors, as Co-Executors, do hereby covenant with the said Grantees, that they, the said Executors, have not done or committed any act, matter or thing, whatsoever whereby the premises 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, said Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


EARL R. WALMER (SEAL)

ARLENE M. WALMER ESTATE

By: Earl R. Walmer (SEAL)
EARL R. WALMER, Executor

By: Douglas W. Chaney (SEAL)
Douglas W. Chaney, Executor

COMMONWEALTH OF PENNSYLVANIA

)
) SS:
)

COUNTY OF LANCASTER

ON THIS, the 25th day of August, 2008, before me, a Notary Public, the undersigned officer, personally appeared EARL R. WALMER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
E. Richard Young, Jr., Notary Public
Ephrata Boro, Lancaster County
My Commission Expires Apr. 28, 2009
Member, Pennsylvania Association of Notaries

E. Richard Young, Jr. SEAL

COMMONWEALTH OF PENNSYLVANIA

)
) SS:
)

COUNTY OF LANCASTER

ON THIS, the 25th day of August, 2008, before me, the undersigned officer, personally appeared Earl R. Walmer and Douglas W. Chaney, who acknowledged themselves to be the Co-Executors of the Arlene M. Walmer Estate, and that they, as such Co-Executors, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by themselves as co-Executors.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
E. Richard Young, Jr., Notary Public
Ephrata Boro, Lancaster County
My Commission Expires Apr. 28, 2009
Member, Pennsylvania Association of Notaries

E. Richard Young, Jr. SEAL

I HEREBY CERTIFY that the precise address of the Grantees herein is:

1230 Main Street
Akron, Pennsylvania 17501

E. Richard Young, Jr.
E. RICHARD YOUNG, JR., ESQUIRE

DEED

EARL R. WALMER and
ARLENE M. WALMER ESTATE

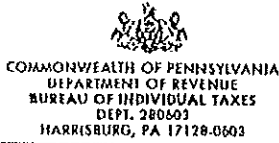
TO

EARL R. WALMER

DATE: August 25, 2008

PREMISES SITUATE AT:
1230 Main Street
Akron, Pennsylvania 17501
Borough of Akron
Lancaster County,
Pennsylvania

E. RICHARD YOUNG, JR., ESQUIRE
1248 WEST MAIN STREET
EPHRATA, PA 17522



**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	961.52
Book Number	5732.658
Page Number	
Date Recorded	9/11/08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: E. Richard Young, Jr.
Telephone Number: Area Code (717) 738-9000
Street Address: 1248 West Main Street, Ephrata, PA 17522
City: Ephrata State: PA Zip Code: 17522

B TRANSFER DATA

Date of Acceptance of Document: August 25, 2008
Grantor(s)/Lessor(s): Earl R. Walmer & Arlene M. Walmer Estate
Grantee(s)/Lessee(s): Earl R. Walmer
Street Address: c/o Richard Young, 1248 W. Main St., Ephrata, PA 17522
City: Ephrata State: PA Zip Code: 17522
Street Address: 1230 Main Street
City: Akron State: PA Zip Code: 17501

C PROPERTY LOCATION

Street Address: 1230 Main Street
City, Township, Borough: Akron Borough
County: Lancaster
School District: Ephrata
Tax Parcel Number: 020 - 44892 - 0 - 0000

D VALUATION DATA

1. Actual Cash Consideration 112,500	2. Other Consideration + 0	3. Total Consideration = 112,500
4. County Assessed Value 141,400	5. Common Level Ratio Factor x 1.36	6. Fair Market Value = 193,718 192,804 <i>CR</i>

E EXEMPTION DATA

1a. Amount of Exemption Claimed 50%	1b. Percentage of Interest Conveyed 50%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Grantee is a 1/2 owner of tenants in common property.

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 	Date 8-25-08
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