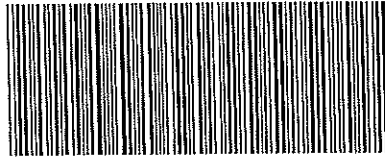


Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 5912123
 RECORDED DATE: 02/03/2011 10:29:20 AM



2960674-0013V

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED	Transaction #: 2934317 - 1 Doc(s)
Transaction Reference: Landis to Beller	Document Page Count: 3
Document Reference: T1272	Operator Id: macrinam
RETURN TO: (anvil@beiler-campbell.com) **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. Karen Smith 402 Bayard Rd., Suite 500 Kennett Square, PA 19348	SUBMITTED BY: (anvil@beiler-campbell.com) Karen Smith 402 Bayard Rd., Suite 500 Kennett Square, PA 19348

*** PROPERTY DATA:**

Parcel ID #: 530-1175000000
 Municipality: QUARRYVILLE BOROUGH (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	\$23.50
STATE RTT	\$3,128.00
QUARRYVILLE BOROUGH	\$1,564.00
SOLANCO SD	\$1,564.00
Total:	\$6,309.50

INSTRUMENT # : 5912123
 RECORDED DATE: 02/03/2011 10:29:20 AM

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



Bonnie L. Bowman

Bonnie L. Bowman
 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:
Anvil Land Transfer Company
402 Bayard Road, Suite 500
Kennett Square, PA 19348

Return To:
Anvil Land Transfer Company
402 Bayard Road, Suite 500
Kennett Square, PA 19348

File #T1272
Tax ID / Parcel No. 5301175000000

This Indenture Made this 31st day of January, 2011

Between

Robert J. Landis Jr. and Lorraine Landis, husband and wife
(hereinafter called the Grantor),

AND

Stephen E. Beiler
(hereinafter called the Grantee),

Witnesseth That the said Grantor for and in consideration of the sum of Three Hundred Twelve Thousand Eight Hundred and 00/100 (\$ 312,800.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and 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 Grantee and Grantee's heirs, successors and assigns, as sole owner

ALL THAT CERTAIN lot or piece of land with a two-story and mansard roof brick dwelling house and other improvements thereon erected situate in the Borough of Quarryville, Lancaster County, Pennsylvania and bounded and described as follows to wit:

BEGINNING at a stone thence along land now or late of Charles H. Aument North 5-1/2 degrees 00 minutes 00 seconds West 13 perches to the State Road; thence along the same and lands now or late of Dr. Henry Raub and Galen Raub North 8.36 perches to a stone; thence by land now or late of John Rineer South 10-3/4 degrees 00 minutes 00 seconds East 13.3 perches to a stone; thence by land now or late of L. Galen LeFevre South 77-1/2 degrees 00 minutes 00 seconds West 9.55 perches to the place of beginning.

Tax ID / Parcel No. 530-11750-0-0000

Being part of the same premises which Kathryn R. Hostetter by Deed dated 7/29/2004 and recorded 7/30/2004 in Lancaster County in Instrument No. 5345512 conveyed unto Robert J. Landis, Jr. and Lorraine Landis, husband and wife, in fee.

Together with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever, as sole individual,

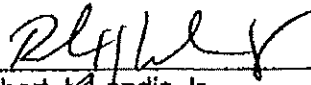
And the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

OR

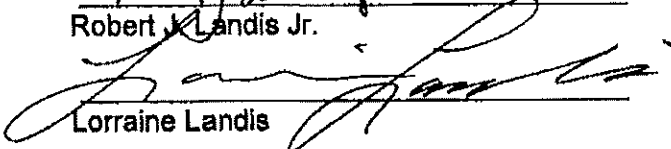
The said Grantor and Grantor's heirs, successors and assigns, do covenant, promise and agree, to and with the said Grantee and Grantee's heirs, successors and assigns by these presents, that the said Grantor and Grantor's heirs, successors and assigns have not done, committed or knowingly or willingly 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 said Grantor has caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered
IN THE PRESENCE OF US**



Robert J. Landis Jr.

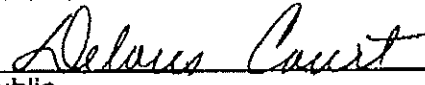


Lorraine Landis

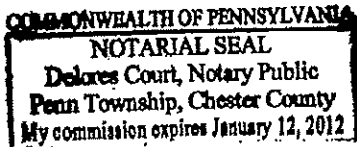
COMMONWEALTH OF PENNSYLVANIA)
SS
COUNTY OF CHESTER)

On this, the 1st day of February, A.D. 2011, before me, a notary public the undersigned officer, personally appeared Robert J. Landis Jr. and Lorraine Landis known to me (or satisfactorily proven) to be the person(s) whose name(s) 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: 1-12-2012

GRANTEE'S ADDRESS:

83 Eastbrook Rd. Ronks, PA 17572