

Prepared By / Return To:
Anvil Land Transfer Company
402 Bayard Rd., Suite 500
Kennett Square, PA 19348

File No. 2017-4111
Parcel No.: 180-91607-0-0000

This Indenture Made this 31st day of October, 2017

Between

Karen L. Wenger (Fee Owner) and Richard Harold Wenger (Equitable Owner), Wife and Husband

(hereinafter referred to as "Grantor"),

AND

James W. Nichol and Linda H. Nichol, Husband and Wife

(hereinafter referred to as "Grantee").

Witnesseth That the said Grantor for and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars (\$425,000.00) 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 tenants by the entireties,

ALL THAT CERTAIN lot or tract of land with improvements to be thereon erected, situate on the Southeast side of Cardinal Road (Pennsylvania State Route No. 3008) in the Township of East Drumore, County of Lancaster and Commonwealth of Pennsylvania said lot being known as Lot No. 1. Block "A" as shown on a final plan of lots prepared for Richard H. Wenger by Strausser Surveying and Engineers, Inc., dated April 1, 1996 revised June 3, 1996 said plan being known as Drawing No. 96018013, said Plan being recorded in the Recorder of Deeds Office in and for the County of Lancaster, Pennsylvania in Subdivision Plan Book J-194, Page 47, said lot being more fully bounded and described as follows:

BEGINNING at an iron pin in Cardinal Road (Pennsylvania State Route No. 3008), a corner of Lot No. 2, Block A, said iron pin being located at a distance of 2,998 feet, more or less, Northeast of a point located in the intersection of Cardinal Road (Pennsylvania State Route No. 3008), and Pennsylvania State Route No. 0272; thence in and along Cardinal Road (Pennsylvania State Route No. 3008), North 56 degrees 19 minutes 00 seconds East, a

distance of 236.28 feet to an iron pin, a corner of lands now or late of P. Robert and Deborah A. Wenger; thence along lands now or late of P. Robert and Deborah A. Wenger, the two following courses and distances: (1) South 42 degrees 25 minutes 36 seconds East, a distance of 713.54 feet to an iron pin; (2) South 50 degrees 41 minutes 04 seconds West, a distance of 120.62 feet to an iron pin, a corner of lands now or late of Willis B. and Miriam A. Krantz; thence along said lands now or late of Willis B. and Miriam A. Krantz, South 79 degrees 04 minutes West, a distance of 335.29 feet to an iron pin, a corner of lands now or late of James E. and Debra L. Krantz; thence along said lands now or late of James E. and Debra L. Krantz and crossing a flood plain easement line, North 53 degrees 46 minutes 34 seconds West, a distance of 126.93 feet to an iron pin, a corner of Lot No. 2, Block A; thence along Lot No. 2, Block A, the three following courses and distances: (1) recrossing the aforementioned flood plain easement line, North 46 degrees 25 minutes 17 seconds East, a distance of 156.87 feet to an iron pin; (2) North 43 degrees 34 minutes 45 seconds West, a distance of 111.44 feet to an iron pin; (3) North 34 degrees 56 minutes 30 seconds West, a distance of 331.56 feet to the point and place of Beginning.

Tax ID / Parcel No. 180-91607-0-0000

Being the same premises which Richard H. Wenger and Karen L. Wenger, husband and wife, by Deed dated 12/17/2004 and recorded 12/22/2004 in Lancaster County in Instrument No. 5385184 conveyed unto Karen L. Wenger, in fee.

AND the said Richard Harold Wenger, spouse of Karen L. Wenger, hereby joins in this conveyance to transfer all rights, title and interest unto the said Grantees.


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 tenants by the entireties,

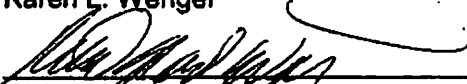
And the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises 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.

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



 Karen L. Wenger

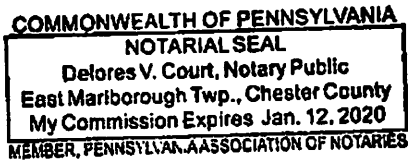


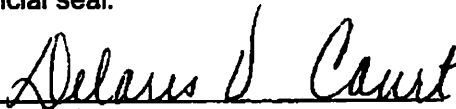
 Richard Harold Wenger

COMMONWEALTH OF PENNSYLVANIA)
SS:)
COUNTY OF Chester)

On this 31 day of October, 2017, before me, a Notary Public, the undersigned officer personally appeared Karen L. Wenger and Richard Harold Wenger known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/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: _____

Grantee's Address: 131 Cardinal Drive, Quarryville, PA 17566

