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# This Deed

, made the 15th day of January, in the year Two Thousand Four (2004);

**Between** H. Joanne Mylin, J. Wilmer Thomas and Glenn B. Thomas, Co-Executors for the Estate of Helen A. Thomas, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantors"

A  
N  
D

Glenn B. Thomas and Miriam Thomas, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantees".

**Witnesseth**, That in consideration of **EIGHTY THOUSAND DOLLARS (\$ 80,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said grantor hereby grants and conveys to the said grantees, their heirs and assigns, as tenants by the entireties;

ALL THAT CERTAIN lot or tract of land situate on the west side of Lititz Pike (PLR 442), north of Koser Road (Township Road T-713), in Manheim Township, Lancaster County, Pennsylvania, as shown on a survey prepared by Henry F. Huth, R.E., dated February 24, 1956, last revised July 31, 1969, Drawing AC 1543-9A, said tract being more fully bounded and described as follows:

BEGINNING at a point in Lititz Pike, corner of lands of Lancaster Airport Authority, said point being located a distance of 614.80 feet north of the intersection of Lititz Pike and Koser Road; thence along said lands of Lancaster Airport Authority, North 77 degrees 07 minutes West, a distance of 231.94 feet to a point; thence continuing along lands of Lancaster Airport Authority and extending along lands of Helen A. Thomas, respectively North 12 degrees 30 minutes East, a distance of 675.05 feet to a point; thence continuing along said lands of Helen A. Thomas, South 79 degrees 00 minutes East, a distance of 244.48 feet to a point in Lititz Pike; thence extending in and along said Lititz Pike, the two following courses and distances: (1) South 13 degrees 54 minutes West, a distance of 474.79 feet, and (2) South 12 degrees 53 minutes West, a distance of 208.71 feet to the point or place of Beginning.

BEING the same premises which Miriam J. Groff and John M. Groff conveyed to Helen A. Thomas by Deed dated September 2, 1970 and recorded September 2, 1970 in the Recorder of Deeds Office in and for Lancaster County at Record Book G, Volume 60, Page 660.

CONTAINING 3.5 acres

SUBJECT to a right of way granted to Denver and Ephrata Telephone and Telegraph Company recorded at Record Book O, Volume 59, Page 1149.

SUBJECT to a right of way granted to PP&I. Company as set forth in Record Book T, Volume

Account No. 390-31834-0-0000

This Document Recorded  
01/23/2004 State RTT: 1.869.92  
01:50PM Local RTT: 1.869.92  
Doc Code: 01 Lancaster County, Recorder of Deeds Office

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**And** the said H. Joanne Mylin, J. Wilmer Thomas and Glenn B. Thomas, Co-Executors for the Estate of Helen A. Thomas, under Letters Testamentary dated \_\_\_\_\_, 2001, do covenant promise and agree to and with the said Glenn B. Thomas, Grantee that they the said H. Joanne Mylin, J. Wilmer Thomas and Glenn B. Thomas 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, 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

As To all:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

H. Joanne Mylin  
H. Joanne Mylin,  
Co-Executor for the Estate of Helen A. Thomas

J. Wilmer Thomas  
J. Wilmer Thomas,  
Co-Executor for the Estate of Helen A. Thomas

Glenn B. Thomas  
Glenn B. Thomas,  
Co-Executor for the Estate of Helen A. Thomas

Commonwealth of  
Pennsylvania

} SS.

County of Lancaster

**On This**, the 15th day of January, 2004, before me, the subscriber, a Notary Public in and for the aforesaid Commonwealth and County, personally appeared H. Joanne Mylin, J. Wilmer Thomas, and Glenn B. Thomas, Co-Executors for the Estate of Helen A. Thomas, known to me (or satisfactorily proven) to be the persons whose names 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 notarial seal.

Anjanette S. Ankney  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Anjanette S. Ankney, Notary Public  
Manor Twp., Lancaster County  
My Commission Expires June 9, 2007  
Member, Pennsylvania Association of Notaries

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59, Page 613.

SUBJECT to a right of way granted to Denver and Ephrata Telephone Company recorded in Record Book X, Volume 70, Page 367.

SUBJECT to a right of way granted to PP&L, Inc. as set forth in Record Book 5894, Page 614.

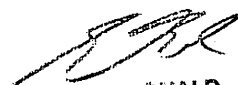
SUBJECT to a right of way granted to D&E Telephone Company as set forth in Record Book 6917, Page 352.

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I Certify This Document To Be  
Recorded in Lancaster Co., Pa.



  
STEVE McDONALD  
Recorder of Deeds

*I hereby Certify* that the precise address of the grantees herein is 3354 Lititz Pike, Lititz, PA 17543.

*Samuel A. Goodly*  
PENNSYLVANIA LAND EXCHANGE CORPORATION  
363 WEST ROSEVILLE ROAD  
LANCASTER, PENNSYLVANIA 17601  
(717) 560-5153

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REV-183 EX (11-92)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	RECORDER'S USE ONLY	
		State Tax Paid	1869.92
		Book Number	
		Page Number	
		Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds (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	Byler, Goodley, Winkle & Hetrick, P.C.			Telephone Number:	Area Code (717) 768-7010	
Street Address	City	State	Zip Code			
7 Center Street	Intercourse	PA	17534			

**B TRANSFER DATA**

Grantor(s)/Lessor(s)			Date of Acceptance of Document		
Glenn B. Thomas, J. Wilmer Thomas, Jr., and H. Joanne Mylin, Co-Executors for the Estate of Helen A. Thomas			Grantee(s)/Lessee(s)		
			Glenn B. Thomas and Miriam Thomas		
Street Address			Street Address		
980 Mondale Road			3354 Lititz Pike		
City	State	Zip Code	City	State	Zip Code
Bird-In-Hand	PA	17505	Lititz	PA	17543

**C PROPERTY LOCATION**

Street Address	City, Township, Borough	
3350 Lititz Pike	Manheim Township	
County	School District	Tax Parcel Number
Lancaster	Manheim Township	390-31834-0-0000

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$80,000.00	+ 0.00	= \$80,000.00
4. County Assessed Value	5. Common Level Ratio	6. Fair Market Value
\$161,200.00	x 1.16	= 186,992.00

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession Helen A. Thomas 36-2001-1248  
 (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.)
- Transfer to the Commonwealth, the United State and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
- 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.) RTT paid on Computed Value

\* Decedent's will give grantee the option to purchase for a Stated price

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
<i>James M. Goodley</i>	1-15-04

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.