

Prepared by:

Lancaster County Settlement Services, LLC  
131 West Main Street  
New Holland, PA 17557  
717-354-5500



Return to:

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New Holland, PA 17557  
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File No. 90165.99001

UPI # 22-3-33 & 22-3-37

Consideration: \$865,000.00 State Transfer Tax \$8,650.00 Local Transfer Tax \$8,650.00

**This Indenture**, made the 14th day of January, 2015,

Between

**BEN S. STOLTZFUS AND EMMA S. STOLTZFUS**

(hereinafter called the Grantors), of the one part, and

**JAY WENDELL STOLTZFUS AND JOSEPHINE STOLTZFUS**

(hereinafter called the Grantees), of the other part.

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Eight Hundred Sixty-Five Thousand And 00/100 Dollars (\$865,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

**Tract 1**

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon erected, situate in Honey Brook Township, Chester County, Pennsylvania, described in accordance with a plan made by Howard H. Ranck, Registered Surveyor, dated May 24, 1962, as follows, to wit:

**BEGINNING** at a point in the title line in the bed of State Highway, Route #10 leading from Honey Brook to Morgantown corner of land of J. Everett Morris; thence leaving the title line in the bed of State Highway, Route #10 and extending along land of J. Everett Morris the two following courses and distances; (1) South sixty eight degrees forty two minutes West two hundred twenty-eight and seventy-five one hundredths (223.75) feet to a post; (2) South twenty degrees thirty minutes East crossing the bed of a road six hundred sixty and six tenths (660.6) feet to a post a corner of land of Ray Kieffer; thence extending along same and along the title line in the bed of said road, South sixty-six degrees twenty-eight minutes West eight hundred eighteen and five tenths (818.5) feet to a post; thence leaving the title line in the bed of said and extending along land of Morris Zook the five following courses and distances; (1) North twenty two degrees West seven hundred four and four tenths (704.4) feet to a post; (2) North sixty-eight degrees thirty minutes East seven hundred two and six tenths (702.6) feet to a post; (3) North twenty two degrees West seven hundred eight and eight tenths (708.8) feet to a stone; (4) South sixty-five degrees thirty-one minutes West five hundred forty-one (541) feet to a post; (5) North thirty-three degrees

08 minutes West six hundred seventy-six and four tenths (676.4) feet to a post; thence extending along land of Morris Zook and Honey Brook Borough; North twenty degrees twenty-two minutes West eight hundred eighty-seven and eight tenths (887.8) feet to a post; thence extending along land of Honey Brook Borough, North forty-nine degrees 03 minutes East two hundred feet to a post; (2) North twenty-two degrees fifteen minutes West one hundred thirty-nine and three tenths (139.3) feet to a post; thence extending along land of Thomas Tressner; North sixty-four degrees twenty-five minutes East eight hundred twelve and eight tenths (812.8) feet to an iron pin, thence extending along land of Alvin King; North twenty-two degrees fifty minutes West five and four tenths (5.4) feet to an iron pin in the title line in the bed of a public road; thence extending along same the two following courses and distances; (1) South eighty four degrees thirty eight minutes East three hundred eighty-four and two tenths (384.2) feet to a point; (2) North sixty-one degrees thirty-two minutes East two hundred thirty-nine and nine tenths (239.9) feet to a post, a corner of land of John L. Stoltzfus; thence extending along same the two following courses and distances: (1) South eleven degrees twenty-three minutes East nine hundred seventy-four and two tenths (974.2) feet crossing State Highway, Route 10, to a post; (2) South seventy-three degrees seventeen minutes West three hundred thirty six and six tenths (336.6) feet to a post in the title line in the bed of State Highway, Route 10; thence extending along same, South twenty-two degrees twenty-eight minutes East one thousand four hundred thirty-five and five tenths (1435.5) feet to the point and place of beginning.

BEING PART OF THE SAME PREMISES WHICH Gideon E. Stoltzfus and Katie L. Stoltzfus by Deed dated 9/18/62 and recorded 9/18/62 in the Recorder of Deeds Office, Chester County, PA, in Record Book O34, Page 498, granted and conveyed unto Ben S. Stoltzfus and Emma S. Stoltzfus.

Tract 2

ALL THAT CERTAIN message and tract of land situate in the Township of Honey Brook, in the County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone; thence by land of Philip Hillard, North seventy-five and three-fourths degrees East, fifty-two perches to a stone heap, and South twenty-eight and one-half degrees East one perch to a stone heap; thence by land of Ezra Fisher, South sixty-two and one-half degrees West fifty-one and one-tenth perches to a stone; thence by land of Honey Brook Borough, North twenty-five and one quarter degrees West twelve and seven-tenths perches to the place of beginning.

BEING PART OF THE SAME PREMISES WHICH A. Ronald Stoltzfus by Deed dated 2/18/77 and recorded 2/22/77 in the Recorder of Deeds Office, Chester County, PA, in Record Book N50, Page 32, granted and conveyed unto Ben S. Stoltzfus and Emma S. Stoltzfus.

Known as tax parcels 22-3-33 and tax parcel 22-3-37.

EXCEPTING OUT Deed Book 5517, Page 1662, Deed Book 6041, Page 1886, Deed Book 6286, Page 1771, Deed Book 9045, Page 270, and Deed Book 9045, Page 273.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

Unofficial

In Witness Whereof, the parties of the first part have hereunto set their hands and seals.  
Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

*[Handwritten signature]*

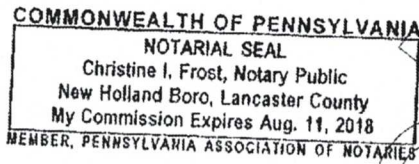
*Ben S. Stoltzfus* (SEAL)  
Ben S. Stoltzfus

*Emma S. Stoltzfus* (SEAL)  
Emma S. Stoltzfus

Commonwealth of Pennsylvania } ss  
County of Lancaster

On this, the 14th day of January, 2015, before me, the undersigned Notary Public, personally appeared **Ben S. Stoltzfus and Emma S. Stoltzfus**, 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.

N WITNESS WHEREOF, I hereunto set my hand and official seal.



*Christine I. Frost*  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantees is:

**694 Twin County Rd.  
Honey Brook, PA 19344**

*[Handwritten signature]*  
On behalf of the Grantees

