

PLEASE DO NOT PUBLISH**RECORDATION REQUESTED BY:**

Vicky Ann Trimmer, Esquire
Daley Zucker Meilton & Miner LLC
635 N 12th Street Suite 101
Lemoyne, PA 17043
(717) 724-9821

WHEN RECORDED MAIL TO:

Vicky Ann Trimmer, Esquire
Daley Zucker Meilton & Miner LLC
635 N 12th Street Suite 101
Lemoyne, PA 17043
(717) 724-9821

Property Address: 627 King Pen Road

Tax Parcel No.: 380-40653-0-0000

SEND TAX NOTICES TO:

Joseph H. DeLong, Et al
735 King Pen Road
Kirkwood, PA 17536

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

(Title not searched, certified or insured for this conveyance)

THIS DEED,

Made the 4th day of January, 2016,

BETWEEN Joseph L. DeLong and Ruth A. DeLong a/k/a Ruth Ann DeLong, Little Britain Township, Lancaster County, Pennsylvania, party of the first part, hereinafter referred to as Grantor,

A N D

Joseph H. DeLong and Rhiannon DeLong, husband and wife, of Little Britain Township, Lancaster County, Pennsylvania, party of the second part, hereinafter referred to as Grantee,

WITNESSETH, that in consideration of **One and 00/100 (\$1.00) Dollar** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, his heirs and assigns, **as tenants by the entireties**,

ALL that/those certain tract(s) or parcel(s) of land and premises situate, lying, and being in the **Township of Little Britain, County of Lancaster** and Commonwealth of Pennsylvania, more particularly bounded and described on Schedule A, which is attached hereto and made a part hereof by this reference.

TAX EXEMPT - This is a transfer from parents to son and daughter-in-law and is, therefore, exempt from realty transfer taxes.

This conveyance to Grantee shall include any and all rights, title and interests of the Grantor in leases, licenses or the like, whether realty or personalty, associated with the property described herein (such as, but in no way being limited to, royalty and rental interests under oil, gas, mineral, telecommunication tower, wind generation, solar energy or farm leases or similar legal arrangements) unless specifically excluded in writing elsewhere in this document.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim, and demand whatsoever of the Grantor both in law and in equity of, in, and to the premises herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD the above-described premises hereby granted, or mentioned and intended so to be, with the hereditaments and appurtenances unto the said Grantee, his heirs and assigns, to and for the only proper use and benefit of the said Grantee, his heirs and assigns, forever.

AND the said Grantor will **SPECIALY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

IF THIS INSTRUMENT is executed by more than one person or corporation or both as Grantor, the warranties and representations of each shall be joint and several. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders, and the words "Grantor" and "Grantee" wherever used, shall include their heirs, executors, administrators, successors, or assigns.

IN WITNESS WHEREOF, said Grantor has signed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Walter R. DeLong

Walter R. DeLong

Walter R. DeLong

Joseph L. DeLong (Seal)
Joseph L. DeLong

Ruth A. DeLong (Seal)
Ruth A. DeLong

Ruth Ann DeLong (Seal)
a/k/a Ruth Ann DeLong

Certificate of Residence

I hereby certify that the precise residence of the Grantee herein is as follows:

735 King Pen Road
Kirkwood, PA 17536

Val Ambrose
Agent for Grantee for this Certification Only

COMMONWEALTH OF PENNSYLVANIA :
: SS.:
COUNTY OF LANCASTER :

On this, the 4th day of January, 2016, before me, the undersigned officer, a Notary Public in and for said county and state, personally appeared Joseph L. DeLong and Ruth A. DeLong a/k/a Ruth Ann DeLong, 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.

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

Oleta R. Roland (Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Oleta R. Roland, Notary Public
East Drumore Twp., Lancaster County
My Commission Expires May 26, 2019

SCHEDULE A

Description of Real Property

ALL THAT CERTAIN tract of agricultural land to be preserved situate in a northerly direction from School House Road (T-349) and said tract being located in a southerly direction from Shady Lane (T-337) in the Township of Little Britain, County of Lancaster and Commonwealth of Pennsylvania, being shown on a Lancaster County Agricultural Land Preservation Survey, prepared by Saxinger & Black, Inc., Land Surveyors and Landscape Architects, dated October 10, 2006, bearing job number 06431-04, and said tract being more fully bounded and described as follows:

BEGINNING at a point, said point being a railroad spike located in or near the intersection of King Pen Road (T-490) and Oak Road (T-341); thence continuing along the south side of Oak Road (T-341) N 67° 29' 27" E, 231.99' to a point, said point being a railroad spike set in or near the centerline of Oak Road (T-341), and said point being in line with lands of, now or formerly, Samuel F. and Barbara E. Smucker; thence continuing along lands of said Smucker S 46° 09' 14" E, 2,364.23' to a point, said point being a stone found in line with lands of, now or formerly, Darrell A. and Maryann Holcombe; thence continuing along lands of said Holcombe and along lands of, now or formerly, Martin E. and Norine G. Reinhardt, Robert F. and Kathleen M. Hall, Robert J. and Adele E. Hall, and along two tracts of lands of, now or formerly, Ronald L. and M. Christine Ulrich, respectively, S 46° 01' 14" W, 1,135.93' to a point, said point being an axel found in line with lands of, now or formerly, Daniel R. and Kathleen W. Roberts; thence continuing along lands of said Roberts S 80° 20' 29" W, 272.87' to a point, said point being a railroad spike set in or near the center of Ashville Road (S.R. 2006); thence continuing along the center of Ashville Road (S.R. 2006) S 27° 58' 31" E, 160.00' to a point, said point being a railroad spike set in or near the centerline of Ashville Road (S.R. 2006); thence leaving the center of Ashville Road (S.R. 2006) in a westerly direction and continuing along the northerly side of School House Road (T-349) and along lands of, now or formerly, Enos K. and Elizabeth F. Lapp, and crossing King Pen Road (T-490), and continuing along lands of Little Britain Amish School and along lands of said Lapp S 47° 08' 31" W, 1,105.76' to a point, said point being a concrete monument set in line with lands of said Lapp; thence continuing along lands of said Lapp S 43° 14' 43" W, 777.10' to a point, said point being a concrete monument found, and said point being a corner of lands of, now or formerly, Robert E. and Joyce D. Wagner, and said point being a corner of lands of, now or formerly, H. Landis and Pauline Z. Weaver; thence continuing along lands of said Weaver N 30° 25' 26" W, 2,790.46' to a point, said point being a railroad spike set on the west side of Ashville Road (S.R. 2006); thence crossing Ashville Road (S.R. 2006) and continuing along lands of, now or formerly, Noah N. Sensenig N 08° 53' 26" E, 759.65' to a point, said point being a PK nail set in or near the center of Oak Road (T-341); thence continuing in and along the center of Oak Road N 69° 11' 03" E, 499.98' to a point, said point being a PK nail set, and said point being in line with lands of Neil L. and Donna M. Wiker; thence continuing

along lands of said Wiker N 20° 48' 57" W, 307.00' to a point, said point being a rebar pin set; thence continuing along the same and along lands of, now or formerly, D. Michael and Dawn M. Kreider, respectively, S 69° 11' 03" W, 300.00' to a point, said point being in line with lands of, now or formerly, James A. and Heather L. Constein; thence continuing along lands of said Constein N 20° 48' 57" W, 89.86' to a point, said point being an iron pipe found in line with lands of, now or formerly, J. David and Beverly J. Hess; thence continuing along lands of said Hess N 54° 51' 34" W, 187.20' to a point, said point being a railroad spike set in or near the center of Shady Lane (T-337), and the last course having crossed an iron pipe on the southerly side of Shady Lane (T-337); thence continuing in and along Shady Lane (T-337) N 28° 40' 50" E, 283.29' to a point, said point being a rebar set in or near the northerly side of Shady Lane (T-337), and said point being in line with lands of, now or formerly, Aaron S. and Sadie S. Kinnsinger; thence continuing in and along Shady Lane (T-337) and along lands of said Kinnsinger, respectively, N 57° 03' 54" E, 1,277.05' to a point, said point being a stone found in line with lands of said Kinnsinger; thence continuing along lands of said Kinnsinger and crossing King Pen Road (T-490), and continuing along lands of, now or formerly, Robert B. and Emily L. Reath, respectively, N 21° 28' 43" E, 602.63' to a point, said point being an iron pipe found at a corner of lands of David L. and Carol L. Fite, and said point being in line with lands of, now or formerly, Glen D. and Doris E. Fite; thence continuing along lands of said Glen D. and Doris E. Fite S 62° 21' 13" E, 676.00' to a point, said point being in line with lands of, now or formerly, John L. and Annie B. Smoker; thence continuing along lands of said Smoker the following two (2) courses: 1) S 40° 45' 47" W, 424.00' to a rebar pin set; 2) S 82° 41' 41" W, 344.21' to a point, said point being in line with lands of the same; thence continuing along the same and crossing King Pen Road (T-490), and along lands of, now or formerly, Robert F. and Connie W. O'Connor, and Christopher Potchak, respectively, S 43° 42' 03" W, 696.22' to a point, said point being an iron pipe found at a corner of lands of said Potchak; thence continuing along lands of said Potchak S 67° 26' 58" E, 132.00' to a point, said point being a rebar pin set in line with lands of said Potchak; thence continuing along lands of said Potchak, and along lands of, now or formerly, Eileen Gannon and David R. Garman, respectively S 34° 41' 57" E, 435.79' to a point, said point being a rebar set in line with the north side of Oak Road (T-341); thence continuing along the north side of Oak Road (T-341) N 67° 29' 27" E, 200.63' to a point, said point being a rebar pin set in or near the north side of Oak Road (T-341); thence crossing Oak Road (T-341) and continuing along lands of, now or formerly, Clarence M. Wright, respectively, S 43° 54' 34" E, 288.00' to a point, said point being a rebar pin set in or near the north side of King Pen Road (T-490); thence continuing along the north side of King Pen Road (T-490) N 23° 35' 16" E, 386.69' to a point the Place of BEGINNING.

CONTAINING 210.841 acres

EXCEPTING AND RESERVING thereout and therefrom a two (2) acre tract of land which **Joseph L. DeLong and Ruth A. DeLong a/k/a Ruth Ann DeLong**, granted and conveyed unto **Joseph H. DeLong and Rhiannon DeLong** by deed dated April 17, 2014 and recorded in the office of the Recorder of Deeds for Lancaster County in as Instrument No. 6141472 on May 1, 2014.

BEING part of the parcel which Joseph L. DeLong and Ruth A. DeLong a/k/a Ruth Ann DeLong granted and conveyed unto Joseph L. DeLong and Ruth A. DeLong a/k/a Ruth Ann DeLong by deed dated September 14, 1989 recorded in the Lancaster County office of Recorder of Deeds in Deed Book 2734, Page 242 on September 20, 1989 and by Deed of Correction involving the same parties dated March 20, 2007 and recorded in the Lancaster County office of Recorder of Deeds as Instrument No. 5606254 on March 30, 2007.

UNDER AND SUBJECT to a joint life estate interest for the Grantors in the residence and a reasonable area around the residence for the enjoyment of and access to and from the residence. This joint life estate interest is personal to the Grantors herein and cannot be transferred, assigned or set over in any manner by the Grantors.

UNDER AND SUBJECT to Agricultural Security Resolution recorded in the office of the Recorder of Deeds for Lancaster County as Instrument No. 5505579 on March 15, 2006.

UNDER AND SUBJECT TO a Deed of Agricultural Conservation Easement granted and conveyed by Joseph L. DeLong and Ruth Ann DeLong to the Commonwealth of Pennsylvania by document dated March 20, 2007 and recorded in the Office of the Recorder of Deeds for Lancaster County as Instrument No. 5606255 on March 30, 2007, a copy of which is attached hereto as Schedule B, and made a part hereof by this reference.

UNDER AND SUBJECT to any and all existing covenants, restrictions, easements, and conditions of record, if any.

(End of Description of Real Property)