

Prepared by: Lanchester Land Transfer LLC  
Return to: Lanchester Land Transfer LLC  
434 W. 4<sup>th</sup> Street  
Quarryville, PA 17566  
Parcel/UPI# 380-00958-0-0000

**“NOT CERTIFIED, NOT INSURED”**

**This Deed**, made the Twenty Fifth day of July, in the year Two Thousand Twenty-Two (2022);

**Between** John L. Smoker and Annie B. Smoker, husband and wife, hereinafter referred to as the "Grantors"

A  
N  
D

Samuel B. Esh, an adult individual, hereinafter referred to as the "Grantee".

**Witnesseth**, that in consideration of TWO HUNDRED ELEVEN THOUSAND and 00/100 DOLLARS (\$211,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors hereby grant and convey to the said Grantee, his heirs and assigns;

TRACT NO. 1

ALL THAT CERTAIN tract of land situate on the Southwest side of Township Road, T-756 with the improvements thereon erected, in the Township of Little Britain, County of Lancaster and Commonwealth of Pennsylvania, more full described according to a survey and plan of Edgar R. Laub, Registered Surveyor date March 13, 1973 which plan is recorded in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, in Subdivision Plan Book J-71, Page 17, as follows:

BEGINNING at a spike in Township Road, T-756, said spike being the Northerly most point of lands now or late of John A. Fuller; thence leaving said road, and by lands now or late of John A. Fuller, South sixty-one (61) degrees four (04) minutes West, two hundred six and eighty-six

hundredths (206.86) feet (passing over an iron pipe) to an iron pipe; thence by remaining lands now or late of Claud T. Roland, et ux the following six (6) courses and distances: 1.) North sixty-five (65) degrees thirty-three (33) minutes forty (40) seconds West, one hundred fifty-one and seventy-one hundredths (151.71) feet to an iron pin; thence 2.) North thirty-three degrees nineteen (19) minutes thirty (30) seconds East (passing over an iron pin) two hundred twenty-five and sixty-two hundredths (225.62) feet to a spike in Township Road, T-756, (which spike is 294.76 feet Eastwardly of township road, T-490; thence by said road, 3.) South sixty-eight (68) degrees fourteen (14) minutes East, forty-two and ninety-seven hundredths (42.97) feet to a spike; thence 4.) South sixty (60) degrees eleven (11) minutes thirty (30) seconds East, sixty-nine and fifty-eight hundredths (68.58) feet to a spike; thence 6.) South thirty-seven (37) degrees twelve (12) minutes thirty (30) seconds East, sixty-nine and fifty-eight hundredths (69.58) feet to the point of BEGINNING.

#### TRACT NO. 2

ALL THAT CERTAIN lot or tract of land being situate Southwest of White Rock Road (Township Road No. T-756); in the Township of Little Britain, County of Lancaster and Commonwealth of Pennsylvania, said lot being known as Lot No. 2A Block "A" (erroneously shown on prior deed as being Lot No. 3A Block "A") on a Revised Subdivision Plan prepared for Loretta B. Rhodewalt and Ludwig Hapke and John A. Fuller by Henry I. Strausser, registered Surveyor, dated December 24, 1979 and revised January 16, 1980, said Plan being known as Drawing No. J-117, on Page No. 138, said lot being more fully bounded and described as follows:

BEGINNING at an iron pin in line of Lot No. 1, Block "A" as shown on a plan recorded in Subdivision Plan Book No. J-84, Page 29, said iron pin also being a corner of Lot No. 2, Block "A" as shown on a Plan recorded in Subdivision Plan Book No. J-71, Page 17, said iron pin being located at a distance of two hundred twenty-five and fifty-one hundredths (225.51) feet Southwest of a spike located in White Rock road (Township Road No. T-756); thence along Lot No. 2, Block "A" as shown on a Plan recorded in Subdivision Plan Book No. J-17, page 17, South sixty-eight degrees nine minutes and thirteen seconds East (S 68 degrees 09' 13" E), a distance of one hundred fifty-one and fifty hundredths (151.50) feet to an iron pin, a corner of Lot No. 3A Block "A"; thence along Lot No. 3A, Block "A", South fifty-nine degrees, thirty-three minutes and fifty four seconds West (S 59 degrees 33' 54" W), a distance of two hundred two and seventy-eight hundredths (202.78) feet to a point, a corner of remaining lands now or late of Pearl I. Roland; thence along said remaining lands now or late of Pearl I. Roland, North forty-four degrees, twenty-eight minutes and forty-five seconds West (N 44 degrees 28' 45" W), a distance of fifty-five and eighty-seven hundredths (55.87) feet to a point; a corner of Lot No. 1A, Block "A"; thence along Lot No. 1A, Block "A" and Lot No.1, Block "A" as shown on a Plan recorded in Subdivision Plan Book No. J-84, Page 29, respectively, North thirty-one degrees, thirty-six minutes and twenty-two seconds East (N 31 degrees 36' 22" E), a distance of one hundred thirty-nine and ninety-nine hundredths (139.99) feet to the point and place of BEGINNING.

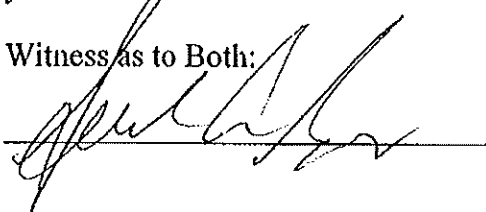
PARCEL 380-00958-0-0000

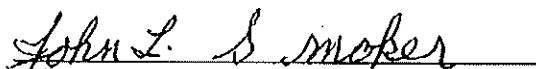
BEING the same premises which Elyzabeth Michelle Speicher and Christopher Pyle Maule, Jr.; by a Deed dated February 9, 2018, and recorded February 12, 2018, in the Office of the Recorder of Deeds in and for the County of Lancaster in Instrument No. 6381994, granted and conveyed unto John L. Smoker and Annie B. Smoker.

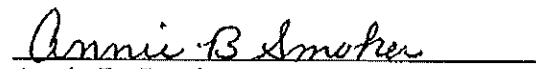
**And** the said Grantors do hereby Specially warrant the property hereby conveyed.

**In Witness Whereof**, said Grantors have hereunto set their hands and seals the day and year first above written.

Witness as to Both:




  
John L. Smoker

  
Annie B. Smoker

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER**


This record was acknowledged before me on the 26<sup>th</sup> day of July, 2022 by Samuel A. Goodley, III, Supreme Court identification number 321800, as a member of the bar of the Pennsylvania Supreme Court, certified that he was personally present when John L. Smoker and Annie B. Smoker executed the record and that they executed the record for the purposes contained therein.

  
Notary Public  
My commission expires: 6/30/2024

Commonwealth of Pennsylvania - Notary Seal  
Jennifer S. Cannon, Notary Public  
Lancaster County  
My commission expires June 30, 2024  
Commission number 1208245  
Member, Pennsylvania Association of Notaries

**I hereby certify** that the precise address of the Grantee herein is

16 Schoolhouse Rd Kittwood PA 17536

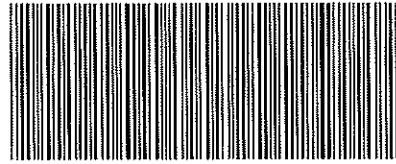
  
Samuel B. Esh

**Lancaster County**

Ann M. Hess  
 Recorder of Deeds  
 150 N. Queen Street  
 Suite 315  
 Lancaster, PA 17603  
 Phone: 717-299-8238  
 Fax: 717-299-8393



INSTRUMENT # : 6694987  
 RECORDED DATE: 07/29/2022 09:31:26 AM



4290524-0018S

**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** DEED  
**Transaction Reference:** eSecureFile : 14893241  
**Document Reference:**

**Transaction #:** 4074778 - 2 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** lgordon

**RETURN TO:** (Simplifile)  
 Lanchester Land Transfer, LLC - LITTLE BRITAIN  
 TOWNSHIP  
 434 W 4th St  
 Quarryville, PA 17566-9115  
 (610) 998-1000

**SUBMITTED BY:**  
 Lanchester Land Transfer, LLC - LITTLE BRITAIN  
 TOWNSHIP  
 434 W 4th St  
 Quarryville, PA 17566-9115

**\* PROPERTY DATA:**

**Parcel ID #:** 380-0095800000  
**Municipality:** LITTLE BRITAIN TOWNSHIP  
 (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	\$40.25
STATE RTT	\$2,110.00
LITTLE BRITAIN TOWNSHIP	\$1,055.00
SOLANCO SD	\$1,055.00
<b>Total:</b>	<b>\$4,290.25</b>

INSTRUMENT # : 6694987  
 RECORDED DATE: 07/29/2022 09:31:26 AM

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



**Ann M. Hess**  
 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.