

Prepared by and Return to:

Nikolaus & Hohenadel LLP
327 Locust Street
Columbia, PA 17512
File No. 25648-MSG

Premises:

1967 Freeman Hollow Road, Loysville, PA 17047
Part of Parcel No 230,110.00-073.000
UPI 230,110.00-073.000

This Indenture, made the 31st day of July, 2023,

Between

Nathaniel M. Frey

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

Gerald Thompson and Michelle Thompson, husband and wife

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

Witnesseth, that the said Grantor for and in consideration of the sum of
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, their heirs and
assigns,

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Commonwealth of
Pennsylvania, bounded and described as follows:

BEGINNING at a MAG set at the Northeastern corner of the herein conveyed lot; thence along lands now
or formerly of Daniel W. Welsh South 16 degrees 11 minutes 12 seconds East a distance of 215.82 feet to
a concrete monument set at the Northeastern corner of Lot 1C of the hereinafter mentioned plan of lots;
thence along Lot 1C South 74 degrees 13 minutes 34 seconds West a distance of 409.35 feet to a concrete
monument set at Lot 1A; thence along Lot 1A North 16 degrees 13 minutes 55 seconds West a distance of
189.88 feet to a MAG set in the centerline of State Route 3012 (Freeman Hollow Road); thence along the
centerline of State Route 3012 (Freeman Hollow Road) North 75 degrees 35 minutes 31 seconds East a
distance of 17.68 feet to a point; thence along same on a curve to the left having a radius of 1147.99 feet,
an arc length of 156.72 feet, a chord bearing of North 71 degrees 40 minutes 40 seconds East and a chord
length of 156.60 feet to a point; thence along same North 67 degrees 45 minutes 48 seconds East a distance
of 115.51 feet to a point; thence along same on a curve to the right having a radius of 1000.00 feet, an arc
length of 108.64 feet, a chord bearing of North 70 degrees 52 minutes 33 seconds East and a chord length
of 108.59 feet to a point; thence along same North 73 degrees 59 minutes 17 seconds East a distance of
12.02 feet to the place of BEGINNING, containing 1.890 acres, being Lot 1B on the plan of lots recorded
in Perry County Plan Book 56, Pages 134-135, and having erected thereon a dwelling.

SUBJECT to all notes and conditions set forth in Perry County Plan Book 56, Pages 134-135.

BEING TRACT NO. 1 of the same premises which David J. Lichtenberger and Alicia D. Lichtenberger, husband and wife by Deed dated May 8, 2020 and recorded May 18, 2020 in Perry County as Instrument No. 202003052 conveyed unto Nathaniel M. Frey, in fee.

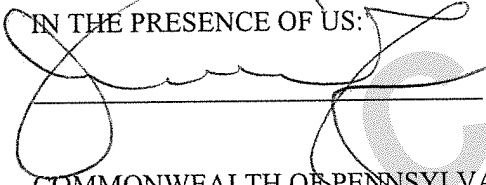
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, 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 Grantor, for himself and his heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his 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 him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party 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:



Nathaniel M. Frey
Nathaniel M. Frey

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

This record was acknowledged before me on 31st day of July, 2023 by Nathaniel M. Frey.

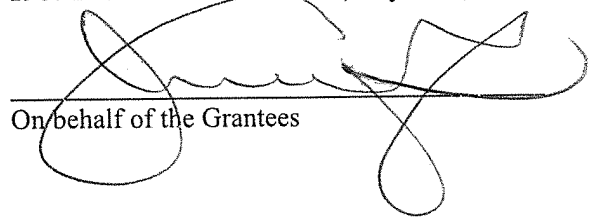
Heather Keener
Signature of notarial officer
Stamp

Commonwealth of Pennsylvania - Notary Seal
Heather Keener, Notary Public
Lancaster County
My commission expires September 16, 2024
Commission number 1082775
Member, Pennsylvania Association of Notaries

notary public
Title of office

My commission expires: Sept 16, 2024

The precise residence and the complete post office address of the above-named Grantees is:
1967 Freeman Hollow Road, Loysville, PA 17047


On behalf of the Grantees