



ALICIA A. SEIGLER

1 North Main Street,
P.O. Box 68, Courthouse,
Mifflintown, PA 17059

**Juniata County Register & Recorder
Clerk of Orphan's Court**

PHONE: (717) 436-7709
FAX: (717) 436-7756

Instrument Number - 202200514

Recorded On 1/28/2022 At 3:07:07 PM

*** Total Pages - 4**

*** Instrument Type - DEED**

Invoice Number - 43491 User - PGK

*** Grantor - COPENHAVER, STEVEN R**

*** Grantee - PEACHEY, NELSON JAY**

*** Customer - ROBERT G RADEBACH ESQ**

*** FEES**

STATE TRANSFER TAX	\$6,555.00
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$40.25
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
JUNIATA COUNTY SCHOOL	\$3,277.50
DISTRICT REALTY TAX	
MILFORD TOWNSHIP	\$3,277.50
REALTY TAX	
TOTAL PAID	\$13,168.75

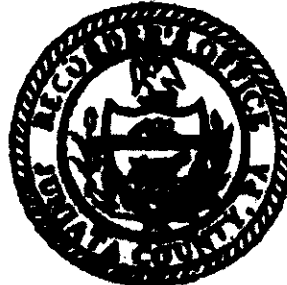
This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
ROBERT G RADEBACH ESQ
912 NORTH RIVER ROAD
HALIFAX, PA 17032

**I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Juniata County, Pennsylvania**



Alicia A. Seigler
Alicia A. Seigler
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

PLEASE DO NOT PUBLISH

JUNIATA COUNTY TAX PARCEL # 9-21-3
PREMISES: 9287 ROUTE 333, PORT ROYAL, PENNSYLVANIA

Fee Simple Deed

THIS INDENTURE, made the 24 day of January, Two Thousand Twenty-Two (2022).

BETWEEN STEVEN R. COPENHAVER and JANET V. COPENHAVER, husband and wife, of Westcliffe, Colorado, Grantors, Parties of the First Part,

AND

NELSON JAY PEACHEY and LINDA MAE PEACHEY, husband and wife, as tenants by the entirety, of Ickesburg, Perry County, Pennsylvania, Grantees, Parties of the Second Part,

WITNESSETH that the said Parties of the First Part, for and in consideration of the sum of Six Hundred Fifty-Five Thousand and No/100 Dollars (\$655,500.00), lawful money of the United States of America, well and truly paid by the said Parties of the Second Part to the said Parties of the First Part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Parties of the Second Part, their heirs, executors and administrators,

ALL that certain lot or tract of ground situate in Milford Township, Juniata County, Pennsylvania, more particularly bounded and described as follows, to wit:
BOUNDED on the North and Northwest by lands now or formerly of Eletta M. Kepner (formerly M. Luther Kepner);
BOUNDED on the East by lands now or formerly of Myron L. Heimbach (formerly Ella Banks Neely);
BOUNDED on the South by the public road, lands now or formerly of J. Paul Haubert (formerly Lydia Switzer), lands now or formerly of Thomas C. Isenberg (formerly James A. Banks) and lands now or formerly of Robert Crozier and Frank Weller; and
BOUNDED on the Southwest by the public road.

CONTAINING ninety-five (95) Acres, more or less.

HAVING thereon erected a dwelling house and outbuildings known and numbered as 9287 Route 333.

BEING designated as Juniata County Tax Parcel 9-21-3.

BEING the same premises which STEVEN R. COPENHAVER, by deed dated July 31, 2006, and recorded August 7, 2006. in the Office of the Recorder of Deeds of Juniata County, Pennsylvania at Record Book 377, Page 116, granted and conveyed unto STEVEN R. COPENHAVER and JANET V. COPENHAVER, husband and wife

Together with all and singular the buildings and improvements ways, streets alleys passages waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion 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 above described, with the messuage or tenement 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, as tenants by the entirety.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.


AND the said Grantors, for themselves, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby 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, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Parties of the First Part, have hereunto set their hands and seals the day and year first above written.

Witness:



 (SEAL)
STEVEN R. COPENHAVER

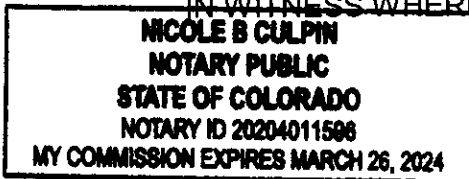


 (SEAL)
JANET V. COPENHAVER

STATE OF COLORADO :
COUNTY OF Custer : SS
:

On this day, January 24, 2022, before me, a Notary Public, the undersigned officer, personally appeared STEVEN R. COPENHAVER and JANET V. COPENHAVER, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

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



Nicole B. Culpin
Notary Public

My commission expires: MARCH 26, 2024

I hereby certify that the precise address of the Grantees in the within Deed is:

118 Darlene Lane
Ickesburg, PA 17037

[Signature]
Attorney for Grantee