

RECORDATION REQUESTED BY:

Todd F. Truntz, Esquire
Keefer Wood Allen & Rahal, LLP
635 North 12th Street, Suite 400
Lemoyne, PA 17043

WHEN RECORDED MAIL TO:

Todd F. Truntz, Esquire
Keefer Wood Allen & Rahal, LLP
635 North 12th Street
Lemoyne, PA 17043

Tax Parcel No.: part of 62-004-021

SEND TAX NOTICES TO:

Philip C. Kitlinski
158 Sweetbriar Lane
Halifax, PA 17032

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THIS DEED OF GIFT,

Made the 15th day of December, 2008,

BETWEEN DOROTHA C. KITLINSKI, a widow of Dauphin County Pennsylvania, as to her undivided Ninety Seven (97%) Percent ownership interest, and, BLAIR C. KITLINSKI, a married man of Dauphin County, Pennsylvania, as to his undivided One (1%) Percent ownership interest, party of the first part, hereinafter referred to as Grantor.

A N D

PHILIP C. KITLINSKI, a married man of Dauphin County Pennsylvania, and KAYE C. KITLINSKI, a single woman of Stockholm, Sweden, as tenants in common, parties of the second part, hereafter referred to as Grantee.

WITNESSETH, that in consideration of familial love and affection and the sum of *One Dollar and 00/100 (\$1.00)*, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees any and all of the Grantors' undivided fractional interests in:

ALL THAT CERTAIN lot or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point such being the Northeast corner of lands now or formerly of Dorotha C. Kitlinski, as shown on the below-described Final Subdivision Plan for Dorotha C. Kitlinski; thence along the Easterly line of lands now or formerly of Dorotha C. Kitlinski South 06 degrees 15 minutes West, a distance of 1,023 feet to a point on the Easterly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Easterly line of lands now or formerly of

Dorotha C. Kitlinski South 07 degrees 15 minutes West a distance of 1,325 feet to a point on the Easterly line of lands now or formerly of Dorotha C. Kitlinski, such being the Southeastern corner of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 60 degrees 03 minutes 21 seconds West a distance of 211.38 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski North 66 degrees 00 minutes 19 seconds West a distance of 95.97 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 23 degrees 59 minutes 41 seconds West a distance of 41.79 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski North 66 degrees 00 minutes 19 seconds West a distance of 50.00 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 23 degrees 59 minutes 41 seconds West a distance of 221.23 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski North 66 degrees 00 minutes 19 seconds West a distance of 118.38 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 23 degrees 59 minutes 41 seconds West a distance of 100.00 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 60 degrees 03 minutes 21 seconds West a distance of 103.23 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence through other lands now or formerly of Dorotha C. Kitlinski North 29 degrees 56 minutes 39 seconds West a distance of 494.45 feet to a point; thence through other lands now or formerly of Dorotha C. Kitlinski North 90 degrees 00 minutes 00 seconds West a distance of 462.72 feet to a point, such being on the Westerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Westerly line of lands now or formerly of Dorotha C. Kitlinski North 00 degrees 06 minutes 37 seconds West (erroneously shown as North 00 degrees 06 minutes 37 seconds East on the below-described Final Subdivision Plan for Dorotha C. Kitlinski) a distance of 598.47 feet to a point on the Westerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Westerly line of lands now or formerly of Dorotha C. Kitlinski North 00 degrees 06 minutes 30 seconds West (erroneously shown as North 06 degrees 30 minutes East on the below-described Final Subdivision Plan for Dorotha C. Kitlinski) a distance of 1,003.2 feet to a point, such being the Northwestern corner of lands now or formerly of Dorotha C. Kitlinski; thence along the Northerly line of lands now or formerly of Dorotha C. Kitlinski North 69 degrees East a distance of 973.5 feet to a point on the Northerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Northerly line of lands now or formerly of Dorotha C. Kitlinski North 69 degrees East a distance of 572.5 feet to a point, the Place of BEGINNING.

CONTAINING 2,905,452 square feet (66.7 acres)

BEING Lot No. 1 of the Final Subdivision Plan for Dorotha C. Kitlinski, dated March 14, 2003, as revised March 27, 2003, which was approved by the Commissioners of the Susquehanna Township and is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book "T", Volume 8, pages 41 to 43.

AND BEING the same property which Kitlinski Family Limited Partnership, by its Deed dated December 10, 2008, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number _____, granted and conveyed unto the

20080045926

following grantees in the percentages indicated: Dorotha C. Kitlinski (97%), Blair C. Kitlinski (1%), Philip C. Kitlinski (1%) and Kaye C. Kitlinski (1%), being the Grantors and Grantees herein.

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 Grantors 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 Grantees, their heirs and assigns, to and for the only proper use and benefit of the said Grantees, their heirs and assigns, forever.

UNDER AND SUBJECT, NEVERTHELESS, to any and all liens, mortgages, easements, covenants, conditions, restrictions, reservations, rights-of-way, zoning ordinances and any and all other matters that are of record or visible on the premises, or which would be disclosed by an accurate survey of the premises.

AND the said Grantors will FOREVER SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IF THIS INSTRUMENT is executed by more than one person or corporation or both as Grantors, 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.

AND ANN KITLINSKI, joins in this Deed for the limited purpose of releasing and conveying to the Grantees any and all marital rights and/or interest that she may have in the above-described property through her marriage to Blair C. Kitlinski, Co-Grantor herein.

THIS IS A TRANSFER BETWEEN PARENT AND CHILD AND BETWEEN BROTHER OR SISTER AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAX IN ACCORDANCE WITH 72 P.S. 8102-C.3(6).

IN WITNESS WHEREOF, said Grantors have executed this Deed of Gift on the day and year first above written.

Sealed and delivered
in the presence of:

RR Church

Dorotha C. Kitlinski (SEAL)
Dorotha C. Kitlinski

RR Church

Blair C. Kitlinski (SEAL)
Blair C. Kitlinski

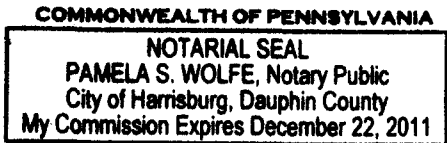
Megan Lynn

Ann Kitlinski (SEAL)
Ann Kitlinski

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF DAUPHIN :

On this, the 18th day of December, 2008, before me, the undersigned officer, a Notary Public in and for said county and state, personally appeared DOROTHA C. KITLINSKI, a widow, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



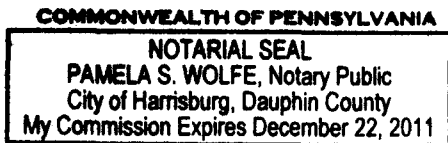
Dorotha C. Kitlinski
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF DAUPHIN :

On this, the 18th day of December, 2008, before me, the undersigned officer, a Notary Public in and for said county and state, personally appeared BLAIR C. KITLINSKI, a married man, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

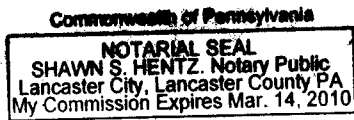
Pamela S. Wolfe
Notary Public



COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF DAUPHIN :

On this, the 19th day of December, 2008, before me, the undersigned officer, a Notary Public in and for said county and state, personally appeared ANN KITLINSKI, wife of Blair C. Kitlinski, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



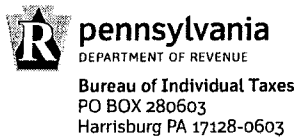
[Handwritten Signature]
Notary Public

Certificate Of Residence

I hereby certify that the precise residence of the Grantee herein is as follows: c/o Phillip C. Kitlinski, 158 Sweetbriar Lane, Halifax, Pennsylvania, 17032.

[Handwritten Signature: R.R. Church]
Robert R. Church, Attorney for Grantee

REV-183 EX (7-08) (1)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

| | |
|----------------|--------------------|
| State Tax Paid | <u>0</u> |
| Book Number | <u>20080045927</u> |
| Page Number | |
| Date Recorded | <u>12/31/2008</u> |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

| | | | |
|--|----------------|-----------------------|--------------|
| Name | | Telephone Number: | |
| <u>Todd F. Truntz, Esquire, Keefer Wood Allen & Rahal, LLP</u> | | <u>(717) 612-5807</u> | |
| Street Address | City | State | ZIP Code |
| <u>635 N. 12th Street, 4th Floor</u> | <u>Lemoyne</u> | <u>PA</u> | <u>17057</u> |

B. TRANSFER DATA

| | | |
|-----------------------|-----------------------|--------------------------------|
| Grantor(s)/Lessor(s) | Grantee(s)/Lessee(s) | Date of Acceptance of Document |
| <u>See Attachment</u> | <u>See Attachment</u> | <u>December 15, 2008</u> |
| Street Address | Street Address | |
| City | City | |
| State | State | |
| ZIP Code | ZIP Code | |

C. REAL ESTATE LOCATION

| | | |
|--------------------------------|-----------------------------|-------------------|
| Street Address | City, Township, Borough | |
| <u>Mountain Ridge Drive Ll</u> | <u>Susquehanna Township</u> | |
| County | School District | Tax Parcel Number |
| <u>Dauphin</u> | <u>Susquehanna Township</u> | <u>62-004-028</u> |

D. VALUATION DATA

| | | |
|------------------------------|------------------------------|------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration | 3. Total Consideration |
| <u>1.00</u> | <u>+0.00</u> | <u>= 1.00</u> |
| 4. County Assessed Value | 5. Common Level Ratio Factor | 6. Fair Market Value |
| <u>144,400.00</u> | <u>X 1.46</u> | <u>= 210,824.00</u> |

E. EXEMPTION DATA

| | | |
|---------------------------------|---|---|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| <u>206,608.00</u> | <u>98%</u> | <u>100%</u> |

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

| | |
|---|----------------------|
| Signature of Correspondent or Responsible Party | Date |
| <u>Robert R. Church, Esquire</u> <u>RR Church, Esq.</u> | <u>Dec. 18, 2008</u> |

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

**ATTACHMENT TO
REALTY TRANSFER TAX
STATEMENT OF VALUE**

**Kitlinski Family Deed of Gift
Dated December 15, 2008**

B. TRANSFER DATA

Grantors:

Dorotha C. Kitlinski (97% interest) – Parent/Mother
4720 Beaufort Hills Road
Harrisburg, PA 17110

Blair C. Kitlinski (1% interest) – Child/Brother
2310 Chestnut Street
Harrisburg, PA 17104

Grantees:

Philip C. Kitlinski – Child/Brother
158 Sweetbriar Lane
Halifax, PA 17032

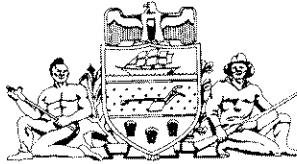
Kaye C. Kitlinski – Child/Sister
Bergsunds Strand 39
11738 Stockholm
Sweden

E. EXEMPTION DATA

This is a transfer between parent and child and between brother and siblings and is therefore exempt from realty transfer tax in accordance with 72 P.S. 8102-C.3(6).

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20080045927
RECORD DATE: 12/31/2008 2:27:34 PM
RECORDED BY: TBUCKLEW
DOC TYPE: DEED
AGENT: KEEFER WOOD ALLEN & RAHAL, LLP
DIRECT NAME: KITLINSKI, DOROTHA C.
INDIRECT NAME: KITLINSKI, PHILIP C.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$6.00
TOTAL NAMES: \$0.50

SUSQUEHANNA TWP
SUSQUEHANNA
AOPC: \$10.00
AFFORDABLE HOUSING: \$13.00
Parcel ID:

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Parcel I.D.
62-004-021

RECORDATION REQUESTED BY:

Cherewka Law, P.C.
624 N Front Street
Wormleysburg, PA 17043

PROPERTY ADDRESS:

4720 Beaufort Hills Road
Harrisburg, PA 17110

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Deed

Made the 26 day of August in the year two thousand twenty-four (2024).

Between: BLAIR C. KITLINSKI, a married individual, as to his 1/3 interest, Party of the First Part (hereinafter referred to as "Grantor").

AND

KAYE C. KITLINSKI, an unmarried individual, Party of the Second Part. (hereinafter referred to as "Grantee").

WHEREAS, Grantee already has 1/3 interest in the property, and as of this conveyance will have 2/3 interest in the property as tenants in common with PHILIP C. KITLINSKI, a married man, as to 1/3 interest in the property.

Witnesseth, That in consideration of ONE HUNDRED EIGHTY THOUSAND (\$180,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged the said Grantors do hereby grant and convey to the said Grantees, their successors and assigns.

ALL THAT CERTAIN lot or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, such being the Southwestern corner of lands now or formerly of Dorotha C. Kitlinski, as shown on the below-described Final Subdivision Plan for Dorotha C. Kitlinski; thence along the Westerly line of lands now or formerly of Dorotha C. Kitlinski North 00 degrees 06 minutes 37 seconds West (erroneously shown as North 00 degrees 06 minutes 37 seconds East on the below-described Final Subdivision Plan for Dorotha C. Kitlinski) a distance of 836.24 feet to a point on the Westerly line of lands now or formerly of Dorotha C. Kitlinski, thence through other lands now or formerly of Dorotha C. Kitlinski North 90 degrees 00 minutes 00 seconds East a distance of 462.72 feet to a point; thence through other lands now or formerly of Dorotha C. Kitlinski South 29 degrees 56 minutes 39 seconds East a distance of 494 .45 feet to a point on the Southerly line

of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 60 degrees 03 minutes 21 seconds West a distance of 686.34 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinsk; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski by a curve to the left with a chord having a bearing of South 03 degrees 00 minutes 13 seconds West, a chord length of 31.37 feet, and a radius of 145, a distance of 31.40 feet to a point on the Southerly line of lands now or formerly of Dorotha C. Kitlinski; thence along the Southerly line of lands now or formerly of Dorotha C. Kitlinski South 73 degrees 06 minutes 26 seconds West, a distance of 116.58 feet to a point, the Place of BEGINNING.

CONTAINING 397,137 square feet (9.117 acres)

BEING Lot No. 2 shown on the Final Subdivision Plan for Dorotha C. Kitlinski, dated March 14, 2003, as revised March 27, 2003, which plan was approved by the Commissioners of Susquehanna Township and is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book "T", Volume 8, pages 41 to 43.

BEING the same premises which DOROTHA C. KITLINSKI, Trustee of the DOROTHA C. KITLINSKI QUALIFIED PERSONAL RESIDENCE TRUST, by Deed dated November 4, 2010 and recorded in the Office of the Recorder of Deeds by and for Dauphin County, Pennsylvania, on December 27, 2012 at Instrument No. 20120038480, granted and conveyed unto PHILIP C. KITLINSKI, a married man, BLAIR C. KITLINSKI, a married man, and KAYE C. KITLINSKI, an unmarried woman, as tenants in common.

THIS IS A TRANSFER BETWEEN SIBLINGS AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

UNDER AND SUBJECT nevertheless to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal.

TOGETHER with all and singular, the tenements, 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 ALSO* all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Party of the First Part, of, in, to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said Party of the Second Part, their successors and assigns to and for the only proper use and behoof of the said Party of the Second Part, their successors and assigns forever.

AND the said Grantor will *Specially Warrant and Forever Defend* the property hereby conveyed.

In witness whereof, said Grantor has hereunto set his hand and seal, the day and year first above written.

Sealed and delivered in the presence of:

Amanda J. Holder

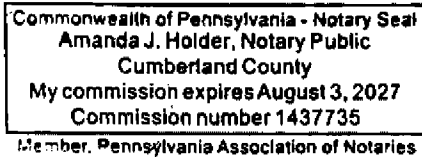
Blair C. Kitlinski
BLAIR C. KITLINSKI

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Cumberland : ss.

On this 26 day of August, 2024, before me, a Notary Public, the undersigned officer, personally appeared **BLAIR C. KITLINSKI**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Amanda J. Holder
Notary Public

Certificate of Residence

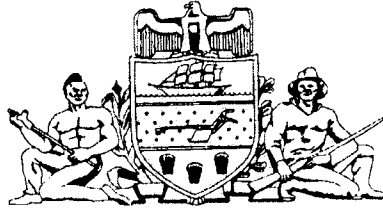
I hereby certify that the precise address of the Grantee herein is as follows:

158 Sweetbriar Lane
Halifax, PA 17032

Amanda J. Holder
Attorney for Grantee

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20240018390
RECORD DATE: 8/28/2024 8:54:22 AM
RECORDED BY: SKREVSKY
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: KITLINSKI, BLAIR C.
INDIRECT NAME: KITLINSKI, KAYE C.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

SUSQUEHANNA TWP
SUSQUEHANNA
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 62-004-021-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



Handwritten signature of James M. Zugay in black ink.

James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT