

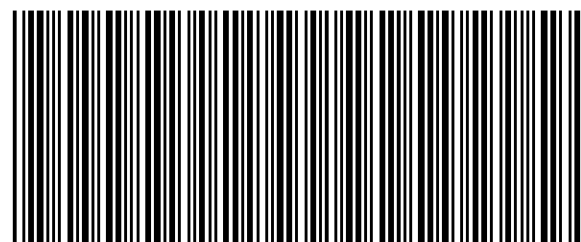
**Lancaster County**

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



INSTRUMENT # : 6442252

RECORDED DATE: 02/08/2019 02:59:14 PM



4001018-0018G

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

Page 1 of 5

**Document Type:** DEED**Transaction Reference:** eSecureFile : 8204091**Document Reference:****Transaction #:**

3844733 - 2 Doc(s)

**Document Page Count:**

4

**Operator Id:**

macrinam

**RETURN TO:** (Simplifile)

Abstract Associates Of Lancaster, Inc  
 1903 Lititz Pike  
 Lancaster, PA 17601  
 (717) 581-5841

**SUBMITTED BY:**

Abstract Associates Of Lancaster, Inc  
 1903 Lititz Pike  
 Lancaster, PA 17601

**\* PROPERTY DATA:**

Parcel ID #: 110-3337900000

Municipality: COLUMBIA BOROUGH (100%)

School District: COLUMBIA 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	\$552.00
COLUMBIA BOROUGH	\$276.00
COLUMBIA SD	\$276.00
<b>Total:</b>	<b>\$1,174.25</b>

INSTRUMENT # : 6442252

RECORDED DATE: 02/08/2019 02:59:14 PM

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.**

**Prepared By:**  
**ABSTRACT ASSOCIATES OF LANCASTER, INC.**

**Return To:**  
**ABSTRACT ASSOCIATES OF**  
**LANCASTER, INC.**  
**1903 LITITZ PIKE,**  
**LANCASTER, PA 17601**

**Tax ID# 110-33379-0-0000**

AAL44793

**THIS DEED,** made this 4<sup>th</sup> day of FEBRUARY  
in the year two thousand and nineteen (2019)

**BETWEEN** **WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a**  
**CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL**  
**CAPACITY BUT SOLELY IN ITS CAPACITY AS**  
**OWNER TRUSTEE OF MATAWIN VENTURES TRUST**  
**SERIES 2017-3, C/O KONDAUR CAPITAL**  
**CORPORATION, Party of the First Part,**

**(hereinafter called the Grantor)**

**and** **AWAKENED PROPERTIES, LLC, Party of the Second**  
**Part,**

**(hereinafter called the Grantee)**

**WITNESSETH,** that in consideration of the sum of: **Fifty Five Thousand Two Hundred and**  
**00/100 Dollars----- (\$55,200.00)**

In hand paid, receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey to said Grantee, it's successors and assigns,

**ALL THAT CERTAIN lot of ground with three story brick dwelling and other improvements thereon erected, situate on the east side of Sixth Street between Locust and Cherry Streets in the Borough of Columbia, County of Lancaster and State of Pennsylvania, bounded and described as follows:**

**MEASURING in width in front on Sixth Street, 24 feet and extending in depth eastwardly of the uniform property of John O. Hughes and Wife.**

**THIS BEING THE SAME PROPERTY conveyed to Johnny L. Simpkins and Wayne E. Dellet, as joint tenants with the right of survivorship and not as tenants in common from Johnny L. Simpkins and Melody A. Simpkins, husband and wife in a deed dated June 26, 2007 and recorded November 18, 2008 as Instrument No. 5745525.**

**PREMISES BEING: 27 South 6th Street, Columbia, PA 17512**

**BEING THE SAME PREMISES WHICH Angela M. Dellet aka Angela M. Bartch, Julie A. Dellet, Holly L. Kuhn and unknown heirs of Wayne E. Dellet, deceased, by Deed Dated January 31, 2018 and Recorded February 21, 2018 in the Recorder's Office in and for Lancaster County to Document No. 6383290, granted and conveyed unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as owner Trustee of Matawin Ventures Trust Series 2017-3 c/o Kondaur Capital Corporation.**

**ACCOUNT NO. 110-33379-0-0000**

The Grantor (s) covenant (s) that he/she/they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF the Grantor (s) has/have executed this deed the day and year above written.

Witness present:

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, d/b/a CHRISTIANA TRUST, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY IN  
ITS CAPACITY AS OWNER TRUSTEE OF  
MATAWIN VENTURES TRUST SERIES 2017-3  
By: Kondaur Capital Corporation, as separate trustee

Michelle Noonan  
Michelle Noonan  
Liquidation Specialist

COMMONWEALTH OF PENNSYLVANIA }

} SS:

COUNTY OF LANCASTER }

On this day of FEBRUARY, 2019, before me, a Notary Public, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of \_\_\_\_\_, and that he/she, as such Officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as such officer.

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

My Commission Expires:

See Below See Attached  
Notary Public

I certify that the precise residence of the within grantee (s) is:

1022 Whitmarsh Dr  
Lancaster PA 17601

R. Stolte  
On behalf of the grantee

**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 2/4/2019 before me, S. Poole, a Notary Public personally appeared Michelle Norman who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Seal)

Signature of Notary Public – S. Poole  
My Commission Expires: 5/17/2021

