

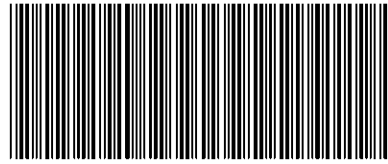
Lancaster County

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



INSTRUMENT # : 6552007

RECORDED DATE: 10/09/2020 02:09:36 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

Document Type: DEED**Transaction Reference:** eSecureFile : 10613147**Document Reference:****Transaction #:** 3943188 - 4 Doc(s)**Document Page Count:** 2**Operator Id:** lgordon**RETURN TO:** (Simplifile)

Nikolaus and Hohenadel, LLP - COLUMBIA BOROUGH
 327 Locust Street
 Columbia, PA 17512
 (717) 684-4422

SUBMITTED BY:

Nikolaus and Hohenadel, LLP - COLUMBIA BOROUGH
 327 Locust Street
 Columbia, PA 17512

*** PROPERTY DATA:**

Parcel ID #: 110-5436200000

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	\$2,400.00
COLUMBIA BOROUGH	\$1,200.00
COLUMBIA SD	\$1,200.00
Total:	\$4,870.25

INSTRUMENT # : 6552007

RECORDED DATE: 10/09/2020 02:09:36 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/Return To:

Nikolaus & Hohenadel, LLP
 327 Locust Street
 Columbia, PA 17512
 717-684-4422 or 717-285-5549

File #23208

Parcel ID # 110-54362-0-0000
 212-214 Locust Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 7th day of October, 2020,

Between

SAMUEL BIGLER AND CYNTHIA BIGLER, Husband and Wife

(hereinafter called the Grantors),

and

HIGH IMPACT REALTY LLC, a Pennsylvania limited liability company

(hereinafter called the Grantee),

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Forty Thousand And 00/100 Dollars (\$240,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee, its successors and assigns,

ALL THAT CERTAIN lot of ground, together with the three and two story brick dwelling and other improvements thereon erected, situate on the southeast side of Locust Street, between South Second and South Third Streets, known as Nos. 212-214 Locust Street, in the Second Ward of Columbia, Lancaster County, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the southeast line of Locust Street, sixty-five feet northeast of the east corner of South Second and Locust Streets, and extending thence in a northeastwardly direction along the said southeast line of Locust Street, in width in front, twenty-five (25) feet, and extending in depth in a southeastwardly direction, uniform in width and parallel with South Second Street, one hundred and thirty (130) feet to line of property of The Columbia Borough Fire Police Association.

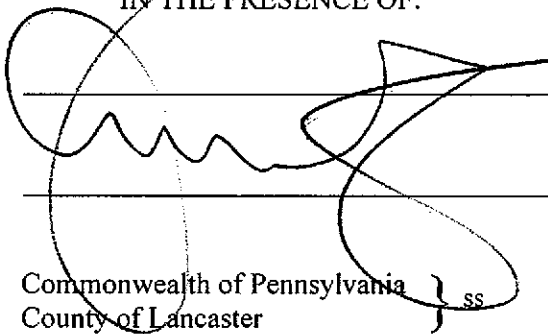
BOUNDED: Northeast by property of Melvin J. Flosser, et ux., southwest by properties now or late of Harry W. Kissinger, et ux., Elizabeth Graybill, George Schoelkopf, et ux.; and Minnie Gerfin, northwest by Locust Street and southeast by property of The Columbia Borough Fire Police Association.

BEING the same premises which Terry A. Bergman, Sheriff of the County of Lancaster, by Sheriff's Deed dated October 12, 2005, and recorded December 6, 2005, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 5481908, granted and conveyed unto Samuel L. Bigler and Cynthia L. Bigler, Husband and Wife, in fee.

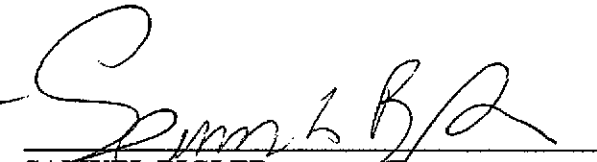
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular, the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

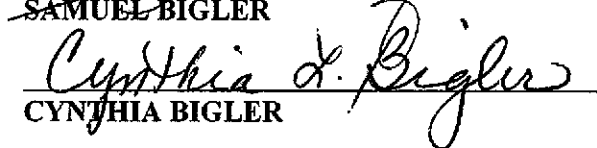
In Witness Whereof, the Grantor/s has/have hereunto set his/her/their/its hand(s) and seal(s) the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF:



Commonwealth of Pennsylvania) ss
County of Lancaster



SAMUEL BIGLER


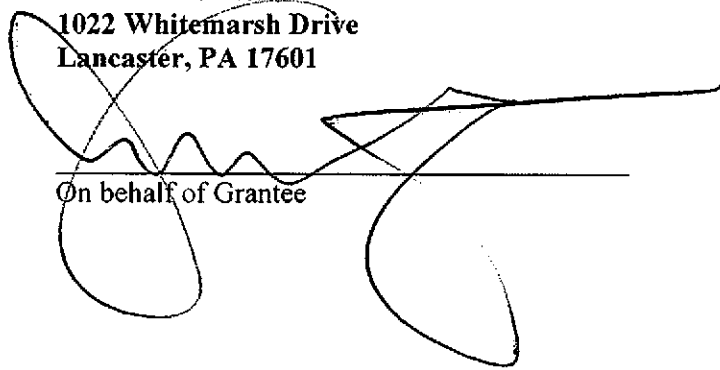
CYNTHIA BIGLER

This record was acknowledged before me this 7th day of October, 2020, by SAMUEL BIGLER and CYNTHIA BIGLER.



Notary Public
My commission expires: Sept 16, 2024

Grantee Address:
1022 Whitemarsh Drive
Lancaster, PA 17601



On behalf of Grantee

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