

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 # : 6557534

RECORDED DATE: 11/03/2020 04:06:41 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

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Document Type: DEED**Transaction Reference:** eSecureFile : 10764446**Document Reference:****Transaction #:** 3948280 - 2 Doc(s)**Document Page Count:** 3**Operator Id:** acrawley**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 #: 110-4059000000

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	\$5,000.00
COLUMBIA BOROUGH	\$2,500.00
COLUMBIA SD	\$2,500.00
Total:	\$10,070.25

INSTRUMENT # : 6557534

RECORDED DATE: 11/03/2020 04:06:41 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.

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Prepared By/Return To:

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

File #23381

Parcel ID # 110-40590-0-0000 & 110-54212-0-0000
814 & 824 Blunston Street, Columbia, PA 17512

DO NOT PUBLISH

This Deed, made the 2nd day of November, 2020,

Between

TIMOTHY B. FUNK

(hereinafter called the Grantor),

and

DUMKOPF, LLC

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Five Hundred Thousand And 00/100 Dollars (\$500,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

TRACT NO. 1 (814 Blunston Street, Columbia, PA 17512):

ALL THAT CERTAIN tract of land, situate at the southeast corner of South Eighth and Blunston Streets, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at the southeast corner of South Eighth Street and Blunston Streets, and extending thence in a southwardly direction along the East line of South Eighth Street, in which in front, twenty-three and thirty-seven hundredths (23.37) feet, and extending in depth in an eastwardly direction, uniform in width and at right angles to South Eighth Street, one hundred five and two tenths (105.2) feet to other property now or late of Ray O. Hecht and Kathryn A. Hecht, his wife.

BOUNDED: North by Blunston Street, South by property now or late of Albert W. Dombach, et ux., East by other property now or late of Ray O. Hecht and Kathryn A. Hecht, his wife, West by South Eighth Street.

TRACT NO. 2 (824 Blunston Street, Columbia, PA 17512):

ALL THAT CERTAIN lot of improved ground situate on the south side of Blunston Street between South Eighth and South Ninth Streets (shown in prior deed as 828 Blunston Street but correctly designated pursuant to the provisions of Section 12 of the Ordinance approved January 15, 1908, Ordinance Book I, as 824 Blunston Street) in Columbia Borough, Lancaster County, Pennsylvania, and bounded and described as follows:

COMMENCING at a point in the south line of Blunston Street 175 feet east of the southeast corner of South Eighth and Blunston Streets; and extending in an eastwardly direction along the south line of Blunston Street, in width in front 16 feet, and extending in depth in a southwardly direction, uniform in width and at right angles to Blunston Street 205 feet 6 inches to the north line of Avenue J (incorrectly shown in prior deed as Avenue S).

BOUNDED north by Blunston Street; south by Avenue J; east by property now or late of Dawn Misal; and west by property now or late of Robert J. Hartman.

THE EASTERN boundary of the above-described premises passes through the middle of a 3 feet wide joint covered alley and through the middle of a frame or studding party wall over the center of said alley; and the western boundary likewise passes through the middle of a frame or studding party wall.

THE ABOVE-MENTIONED width of 16 feet includes one-half of said 3 feet wide alleyway extending southwardly from Blunston Street, below the second story of the above-described property and the property adjoining on the east, which alleyway shall at all times hereafter be and remain open as an alley or passageway for the mutual use and accommodation of, and shall be maintained by, the owners of the above-described premises and the premises adjoining on the east, such easement having been created by the conveyance from Jacob Sneath to Sarah Kiehl, dated April 2, 1906, and recorded in Lancaster County Deed Book V, Volume 18, Page 175.

TRACT NO. 1 BEING the same premises which Douglas A. Funk and Linda S. Funk, individually and t/a TDL Funk Partnership and Timohty B. Funk, 50% partner individually and t/a TDL Funk Partnership, by Deed dated December 13, 2014, and recorded December 17, 2014, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 5384147, granted and conveyed unto Timothy B. Funk, in fee.

TRACT NO. 2 BEING the same premises which Alex R. Droege, by Deed dated June 11, 2003, and recorded June 18, 2003, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, as Instrument No. 5199826, granted and conveyed unto Timothy B. Funk, in fee.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors 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 Grantee, its successors and

assigns, against him, the said Grantor, and his heirs, will specially 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 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:

[Handwritten signature]

Commonwealth of Pennsylvania } ss
County of Lancaster

[Handwritten signature: Timothy B. Funk]

TIMOTHY B. FUNK

This record was acknowledged before me this 2nd day of November, 2020, by **TIMOTHY B. FUNK.**

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

[Handwritten signature: Heather Keener]

Notary Public
My commission expires: Sept 16, 2024

Grantee Address:
**910 High Meadow Court
Lancaster, PA 17601**

On behalf of Grantee