

Gift Deed

SEP - 1 1998
27.00 AM

SEE DEED AT
RECORDERS OFFICE
LANCASTER, PA.

Made the 27th day of August
Nineteen hundred and Ninety-Eight (1998)

RECORDED OR FILED
'98 SEP -1 PH12:53
RECORDER OF DEEDS
LANCASTER, PA.

Between WILLIAM S. ROYER and KAREN J. ROYER, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter "Grantors", parties of the first part,

A

H

B

WILLIAM S. ROYER, of the Township of Martic, County of Lancaster and Commonwealth of Pennsylvania, hereinafter "Grantee", party of the second part,

I Certify This Document To Be
... Pa.



Witnesseth, That in consideration of One and 00/100

-----(\$1.00)----- Dollar,

In hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, his heirs and assigns:

All THAT CERTAIN tract of land with a frame dwelling erected thereon, situate on the east side of Tucquan Glen Road (T-401), north of Pencroft Road, in Martic Township, Lancaster County, Pennsylvania, as shown on a plan prepared by J. Haines Shertzer Associates, dated June 20, 1985, Drawing No. BE-490, being more fully bounded and described as follows:

BEGINNING at a spike in the center of Tucquan Glen Road (35 feet wide), a corner of land now or late of Joseph H. and Mary E. Eshelman; thence along the same, the following seven (7) courses and distances: (1) South sixty-nine (69) degrees twelve (12) minutes ten (10) seconds East, six hundred seventy-one and fifty-five one-hundredths (671.55) feet to a granite monument, (2) North thirty-one (31) degrees six (06) minutes twenty (20) seconds East, one hundred forty-two and fifty one-hundredths (142.50) feet to an iron pin, (3) North six (06) degrees forty-four (44) minutes fifty-five (55) seconds West, one hundred ninety-five and ninety-four one-hundredths (195.94) feet to an iron pin, (4) North eighty (80) degrees eleven (11) minutes ten (10) seconds East, one hundred eighty-five and forty-six one-hundredths (185.46) feet to an iron pin, (5) North seventy (70) degrees two (02) minutes East, five hundred twenty-eight and zero one-hundredths (528.00) feet to an iron pin, (6) South twenty-one (21) degrees forty-five (45) minutes East, fifty-two and eighty-four one-hundredths (52.04) feet to an iron pin and (7) North sixty-two (62) degrees eighteen (18) minutes ten (10) seconds East, six hundred eighty-three and ten one-hundredths (683.10) feet to a fence post, a corner of land now or late of H. Marshall Coffman; thence along the same, the following three (3) courses and distances: (1) South thirteen (13) degrees fifty-three (53) minutes twenty-five (25) seconds East, six hundred ninety-six and

WT .50 AF 13.00 SF 2.00 AH 1.50 TOT 27.00

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DISTRICT 13 (C) MAP 135 BLOCK 5 LOT 5

seventy-six one-hundredths (696.76) feet to a fence post, (2) South sixty-five (65) degrees forty-four (44) minutes fifty (50) seconds West, one thousand five hundred twenty-nine and ninety-seven one-hundredths (1529.97) feet to an iron pin and (3) South thirteen (13) degrees fifty-eight (58) minutes East, forty-seven and fifty-two one-hundredths (47.52) feet to an iron pin, a corner of land now or late of Kenneth H. Habecker; thence along the same, the following four (4) courses and distances: (1) South eighty-one (81) degrees sixteen (16) minutes ten (10) seconds West, one hundred seventy-four and ninety one-hundredths (174.90) feet to an iron pin; (2) North seventeen (17) degrees thirty (30) minutes twenty (20) seconds West, forty-two and ninety one-hundredths (42.90) feet to an iron pin; (3) South seventy-seven (77) degrees fifty-nine (59) minutes forty (40) seconds West, four hundred forty-seven and fifteen one-hundredths (447.15) feet to a point and (4) North eighty-three (83) degrees twenty-four (24) minutes twenty (20) seconds West, six hundred sixty-five and eighty-nine one-hundredths (665.89) feet to an iron pin; thence North forty-one (41) degrees fifty-eight (58) minutes fifty (50) seconds East, two hundred thirty-three and thirty-nine one-hundredths (233.39) feet to a point; thence in and along Tucquan Glen Road, North thirty (30) degrees seventeen (17) minutes fifty (50) seconds East, seven hundred nineteen and forty one-hundredths (719.40) feet to a spike, the place of beginning.

CONTAINING forty and five one-hundredths (40.05) acres.

BEING THE SAME PREMISES which Richard H. Weidman and Sarah G. Weidman, husband and wife, by Deed dated June 21, 1985, and recorded June 25, 1985, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book E, Volume 92, Page 654, granted and conveyed to William S. Royer and Karen J. Royer, husband and wife, as tenants by the entireties, their heirs and assigns.

BY VIRTUE OF this conveyance, Karen J. Royer, one of the Grantors herein, and the wife of William S. Royer, Grantee herein, hereby irrevocably waives and relinquishes all rights which she may have in the above-described real estate to the full force and effect that William S. Royer may convey, encumber or otherwise dispose of the above-described property as if he were a single person and the parties to this deed were never married. Furthermore, Karen J. Royer does hereby nominate, constitute and appoint William S. Royer to execute, acknowledge and deliver any and all deeds of conveyance for the herein conveyed property if he should sell the same, and if the purchaser of this conveyed property should require the same, with full authority in said William S. Royer to act in her place and stead.

THIS CONVEYANCE is exempt from transfer taxes, as it is a conveyance from husband and wife to husband alone.

And the said grantor s, do hereby warrant SPECIALLY the property hereby conveyed,

The Witnesses Whereof, said grantors have hereto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Christopher C. Stumb

William S. Royer
William S. Royer
Karen J. Royer
Karen J. Royer

Commonwealth of Pennsylvania
County of LANCASTER

On this, the 27 day of August 19⁹⁸, before me, Darla J. Shoemaker,
the undersigned officer, personally appeared WILLIAM S. ROYER and KAREN J. ROYER,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument, and acknowledged that they executed the same for the purpose therein contained.
IN WITNESS WHEREOF, I have hereto set my hand and notarial seal.

MY COMMISSION EXPIRES
Notarial Seal
Darla J. Shoemaker, Notary Public
Sarasburg Twp., Lancaster County
My Commission Expires March 6, 1999
Member, Pennsylvania Association of Notaries

Darla J. Shoemaker
NOTARY PUBLIC

I Hereby Certify, that the precise address of the grantee herein is
254 Tucquan Glen Road
Holtwood, PA 17532

PYPER & REESE
By: *Christopher C. Stumb*