

Snyder County, Pennsylvania



COURT HOUSE  
P.O. BOX 217  
MIDDLEBURG, PA. 17842  
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 202401629  
Recorded On 4/26/2024 At 9:14:01 AM

Book - 1366 Starting Page - 527  
\* Total Pages - 5

\* Instrument Type - DEED  
Invoice Number - 112427  
\* Grantor - HOSTETLER, JOSEPH J  
\* Grantee - SPEICHER, JOEL R  
User - SLZ  
\* Customer - AXRUNKLE, P.C.

\* FEES  
STATE WRIT TAX \$0.50  
JCS/ACCESS TO JUSTICE FEE \$40.25  
RECORDING FEES - RECORDER OF DEEDS \$13.00  
COUNTY IMPROVEMENT FEE \$2.00  
RECORDER IMPROVEMENT FEE \$3.00  
TOTAL PAID \$58.75

RETURN DOCUMENT TO:  
AXRUNKLE, P.C.  
14 SOUTH MAIN STREET  
MIDDLEBURG, PA 17842

I Hereby CERTIFY that this document is recorded in the Recorder's Office of Snyder County, Pennsylvania



*Stacey L Zerbe*  
Stacey L. Zerbe  
Recorder Of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 1366 Page: 527



After Recording Return To:  
AxRunkle, P.C.  
14 South Main Street  
Middleburg, PA 17842

Parcel ID: 17-09-001

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PLEASE DO NOT PUBLISH

## DEED

THIS DEED, made the 19<sup>th</sup> day of April, 2024 between **Joseph J. Hostetler and Fronie N. Hostetler**, husband and wife, (hereinafter called "GRANTOR")

- AND -

**Joel R. Speicher and Fannie Nancy Speicher**, husband and wife, as tenants by the entirety (hereinafter called "GRANTEE").

That GRANTOR, for and in consideration of the sum of One Dollar and 00/100 (\$1.00) lawful money of the United States of America, well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, enfeoff, release, convey and confirm unto the GRANTEE and GRANTEE's heirs, successors and assigns:

**ALL THAT CERTAIN** parcel of land situate in Spring Township, Snyder County, State of Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at a point in the center of SR 4008 (Stage Road) at the southeastern corner of this lot and the northeastern corner of Lot 2 on the below referenced subdivision plan on line of lands now or formerly of Glenn K. Carper; thence along lands now or formerly of Glenn K. Carper, North 47 degrees 59 minutes 52 seconds West, crossing a set rebar at 40 feet, a total distance of 1,536.81 feet to a set rebar at the northeast corner of this lot; thence along lands now or formerly of Kenneth E. Hassinger and Ricky M. Varner, South 63 degrees 14 minutes 00 seconds West, 1,515.86 feet to a found planted stone at the intersection of lands of Ricky M. Varner and Walter J. Renninger; thence along Lot 3 on the below referenced subdivision plan, the following five (5) courses and distances: (1) South 40 degrees 34 minutes

45 seconds East, 1,335.34 feet to a set rebar; (2) North 49 degrees 32 minutes 03 seconds East, 311.70 feet to a set rebar; (3) South 50 degrees 19 minutes 42 seconds East, crossing a rebar at 524.62 feet, a total distance of 542.62 feet to a point in the center of SR 4008 (Stage Road); (4) South 40 degrees 13 minutes 51 seconds East, crossing a set rebar at 18 feet, a total distance of 139.14 feet to a set rebar; and (5) North 43 degrees 47 minutes 49 seconds East, 383.32 feet to a set rebar; thence along Lot 2 on the below referenced subdivision plan, the following two (2) courses and distances (1) North 43 degrees 47 minutes 49 seconds East, 386.08 feet to a set rebar; and (2) North 25 degrees 28 minutes 29 seconds West, crossing a set rebar at 269.84 feet, a total distance of 288.63 feet to a point in the center of SR 4008 (Stage Road); thence through the center of SR 4008 (Stage Road), on a curve to the right, having a radius of 333.73 feet, an arc length of 299.81 feet, a chord length of 289.83 feet and a chord bearing North 68 degrees 51 minutes 36 seconds East to a point in the center of SR 4008 (Stage Road); thence through the center of SR 4008 (Stage Road) South 89 degrees 33 minutes 04 seconds East 203.47 feet to a point in the center of SR 4008 (Stage Road), the place of beginning.

**CONTAINING** Fifty-Six and Three Hundred Eighty-Seven Thousandths (56.387) Acres with 0.916 Acres in right-of-way, whereon are erected a dwelling, barn, sheds and other buildings.

**BEING LOT 1-** Residual on the subdivision plan for Christian R. Zook, dated June 29, 2009, prepared by Wright Land Surveying, and recorded at Snyder County Map File No. 4233.

**BEING** the same premises which Amos J. Hostetler and Lydia S. Hostetler, husband and wife, by their deed dated October 5, 2018 and recorded October 5, 2018 in Snyder County Record Book 1163, Page 746, granted and conveyed to Joseph J. Hostetler and Fronie N. Hostetler, the grantors herein.

**This transfer is exempt from realty transfer tax because it is a transfer from parents to daughter and son-in-law.**

GRANTOR certifies that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed or has ever been disposed of by GRANTOR or to GRANTOR's actual knowledge in or upon the premises above described.

**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 GRANTOR, 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 GRANTEE and GRANTEE's heirs, successors and assigns, to and for the only proper use and behoof of GRANTEE and GRANTEE's heirs, successors and assigns, forever.

AND GRANTOR for GRANTOR and GRANTOR's heirs, successors and assigns, does by these presents covenant, promise and agree to and with GRANTEE and GRANTEE's heirs, successors and assigns, that GRANTOR and GRANTOR's heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto GRANTEE and GRANTEE's heirs, successors and assigns, against GRANTOR and GRANTOR's heirs, and against all and every person and persons, whomsoever, lawfully claiming or claim the same or any part thereof, by, from, or under GRANTOR, shall and will, SPECIALLY WARRANT AND FOREVER DEFEND.

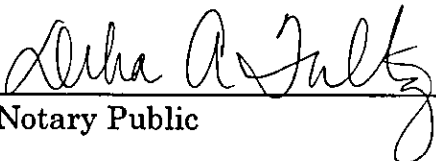
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal, the day and year first written above.

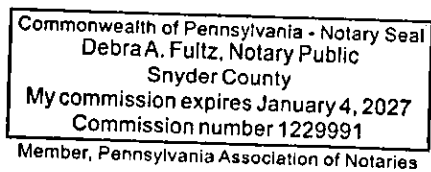
  
\_\_\_\_\_  
Joseph J. Hostetler

  
\_\_\_\_\_  
Fronie N. Hostetler

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF SNYDER

This record was acknowledged before me on the 19<sup>th</sup> day of April, 2024 by Joseph J. Hostetler and Fronie N. Hostetler.

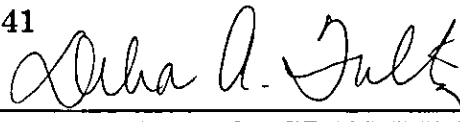
  
Notary Public



**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the GRANTEE herein is as follows:

11753 Stage Road  
McClure, PA 17841

  
Attorney or Agent for GRANTEE