

4

Prepared by:  
Spencer Law Firm  
320 Race Avenue  
Lancaster, PA 17603



Return to:  
Spencer Law Firm  
320 Race Avenue  
Lancaster, PA 17603

Account No:  
3700138000000

**This Deed**, made this *Eighth* day of *September* in the year Two

Thousand Five (2005)

**Between** JOHN R. BEAR and SALLY S. BEAR, of Lititz Borough, Lancaster County, Pennsylvania (hereinafter called the Grantors),

and JOHN R. BEAR and SALLY S. BEAR, husband and wife, of Borough of Lititz, Lancaster County, Pennsylvania and their son, JOHN C. BEAR, of Lititz Borough, Lancaster County, (hereinafter called the Grantees),

**Witnesseth**, that in consideration of the sum of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged said Grantors do hereby grant and convey to said Grantees and their assigns, as tenants by the entirety between John R. Bear and Sally S. Bear, and a one third share being owned as tenant in common by John C. Bear;

ALL THAT CERTAIN lot of ground having thereon erected a frame recreation building, situate on the southeast corner of Front Street, formerly called South Front Street, and a sixteen (16) feet wide open alley, in the Borough of Lititz, County of Lancaster and State of Pennsylvania, bounded and described, according to a survey made June 20, 1967 by Paul F. Diehm, R.S., as follows:

BEGINNING at a point, said point being three (3) feet south of the curb line of Front Street, said point also being in the east line of a sixteen (16) feet wide open alley; thence in a line three (3) feet from and parallel with the curb line of Front Street, south seventy-one (71) degrees thirty (30) minutes east, ninety (90) feet to a point; thence by lands of David M Bear, south eighteen(18) degrees thirty (30) minutes west, one hundred sixty-two (162) feet to a point in the north line of a sixteen (16) feet wide alley known as Kleine Lane; thence along the north line of Kleine Lane, north seventy-one (71) degrees thirty (30) minutes west, ninety (90) feet to a point, said point being the northeast corner of Kleine Lane and the sixteen (16) feet wide open alley first mentioned; thence along the east line of said sixteen (16) feet wide open alley, north eighteen (18) degrees thirty (30) minutes east, one hundred sixty-two (162) feet to the place of BEGINNING.

CONTAINING fourteen thousand five hundred eighty (14,580)

BEING THE SAME premises that Leon Keath and Cora M Keath by deed dated July 31, 1967 and recorded in the Register of Deeds office in and for Lancaster County, Pennsylvania on July 31, 1967 in Deed Book Z Volume 56 Page 705 transferred to John R. Bear and Sally S. Bear, husband and wife, the Grantors herein.

The Grantors covenant that they will warrant specially the property hereby conveyed.

**In Witness Whereof** the Grantors have executed this deed the day and year written above.

Witnesses present:

*[Signature]*  
M. Yvonne Crouse

*[Signature]* (Seal)  
John R. Bear  
*[Signature]* (Seal)  
Sally S. Bear

COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF LANCASTER :

On this 8<sup>th</sup> day of September, 2005, before me the undersigned personally appeared John R. Bear and Sally S. Bear known to me personally (or satisfactorily proven) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

*[Signature]*  
Notary Public

I hereby certify that the precise residence of the within Grantees is  
248 Front Street  
Lititz, PA 17543

*[Signature]*  
On behalf of the grantee

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Adam R. Clark, Notary Public  
City of Lancaster, Lancaster County  
My Commission Expires Feb. 23, 2008



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid 0  
Book Number 5456281  
Page Number \_\_\_\_\_  
Date Recorded 9/8/05

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Adam R. Clark Telephone Number: (717) 394-1131  
Street Address: 320 Race Avenue City: Lancaster State: PA Zip Code: 17603

**B. TRANSFER DATA**

Grantor(s)/Lessor(s): John R. and Sally S. Bear Date of Acceptance of Document: \_\_\_\_\_  
Street Address: 248 Front Street Grantee(s)/Lessee(s): John R. Bear, Sally S. Bear, and John C. Bear  
City: Lititz State: PA Zip Code: 17543 Street Address: 248 Front Street City: Lititz State: PA Zip Code: 17543

**C. PROPERTY LOCATION**

Street Address: 300 Front Street City, Township, Borough: Lititz Boro  
County: Lancaster School District: Warwick Tax Parcel Number: 370013800000

**D. VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
<u>                    </u>	<u>+</u> <u>                    </u>	<u>=</u> <u>                    </u>
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
<u>89,000.00</u>	<u>x 1.00</u>	<u>= 89,000.00</u>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed: 89,000.00  
1b. Percentage of Interest Conveyed: 100%

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_
- Transfer is from husband and wife to wife and son, 2/3 to husband and wife as tenants by the entirety, 1/3 to son as tenant in common.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Adam R. Clark Date: 9/8/2005

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.