



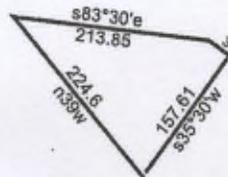
Kane

Kane

New Lincoln Hgwy.

Deardorff

State Hgwy.



Tract 3 - 6037-713

6/20/2017

Scale: 1 inch= 200 feet

File:

Tract 1: 0.4275 Acres (18623 Sq. Feet), Closure: s22.3614w 6.25 ft. (1/100), Perimeter=624 ft.

- 01 n39w 224.6
- 02 s83.30e 213.85
- 03 s54.30e 28
- 04 s35.30w 157.61

Prepared by and Return to:

Hartman & Yannetti  
126 Baltimore Street  
Gettysburg, PA 17325  
717-334-3105

File No. 13242

Parcel ID # 12-D11-0022--000

**This Indenture**, made the 7th day of July, 2017,

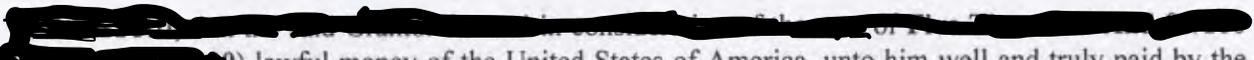
Between

**CRAIG A. WOERNER, single**

(hereinafter called the Grantor), of the one part, and

**GUY C. SEIFERD**

(hereinafter called the Grantee), of the other part,

  
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, as sole owner

**ALL THAT CERTAIN** lot or piece of ground situate in Franklin Township, County of Adams, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of the State Highway leading from Arendtsville to McKnightstown, at the southern right of way line of the new Lincoln Highway at the southeast corner of land now or formerly of John J. Deardorff and Bernice P. Deardorff and the land now or formerly of T.C. Goss; thence by land now or formerly of Deardorff, North 39 degrees West, 224.6 feet, more or less, to a point; thence crossing the new Lincoln Highway and bordering other land now or formerly of Maurice and Dora Kane, South 83 degrees 30 minutes East, 213.85 feet to a point; thence by said land now or formerly of Kane, South 54 degrees 30minutes East, 28 feet to a point in the center of the State Highway leading to Arendtsville; thence in the center of the State Highway leading to Arendtsville and by other land now or formerly of T.C. Goss, South 35 degrees 30 minutes West, 157.61 feet to a point in the center of the State Highway leading from Arendtsville to McKnightstown at the right of way of the new Lincoln Highway, the place of BEGINNING.

The above description was taken from a draft from records made June 5, 1962, together with draft of survey made October 23, 1957, by LeRoy H. Winebrenner, R.S., with the southwestern line of said plot calculated.

BEING TRACT No. 3 of the same premises which Ralph C. Woerner, in his own right and by his attorney in fact, Craig A. Woerner, and Norma J. Woerner, his wife, by Deed dated June 5, 2015, and recorded June 5, 2015, in the Office of the Recorder of Deeds in and for the County of Adams, Pennsylvania, in Record Book 6037, Page 713, granted and conveyed unto Craig A. Woerner, in fee.

Subject, Nevertheless, to the right of way of the State Highway Department of the Commonwealth of Pennsylvania, which runs over the lower portion of the above-described lot for highway purposes.

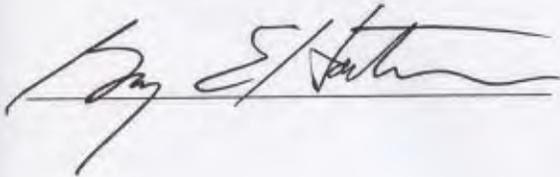
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

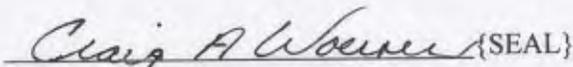
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

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, his heirs 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, his heirs and assigns, against him, the said Grantor, and his heirs, will 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 party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:



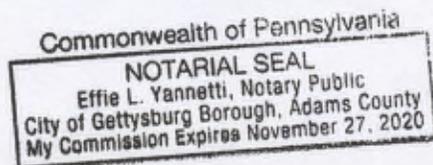
 {SEAL}  
Craig A. Woerner

Commonwealth of Pennsylvania } ss  
County of Adams

On this, the 7th day of July, 2017, before me, the undersigned Notary Public, personally appeared **Craig A. Woerner**, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Effie L. Yannetti*  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_



The precise residence and the complete post office address of the above-named Grantee is:

**PO Box 173**  
**McKnightstown, PA 17343**

*[Signature]*  
\_\_\_\_\_  
On behalf of the Grantee

# Deed

Parcel ID # 12-D11-0022--000

Craig A. Woerner

TO

Guy C. Seiferd

Hartman & Yannetti  
126 Baltimore Street  
Gettysburg, PA 17325  
Telephone: 717-334-3105 Fax: 717-334-5866