

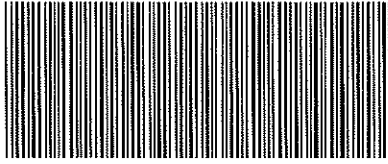
Lancaster County

Bonnie L. Bowman
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6171683

RECORDED DATE: 11/03/2014 11:09:07 AM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** eSecureFile : 48198550-f643-4011-805a-a6405eb84c41**Document Reference:****Transaction #:**

3596294 - 3 Doc(s)

Document Page Count:

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identified above.

Regal Abstract Lancaster
1476 Lititz Pike
Lancaster, PA 17601

SUBMITTED BY: ()

Regal Abstract Lancaster
1476 Lititz Pike
Lancaster, PA 17601

GRANTOR(S)/MORTGAGOR(S):

JEFFREY A VINNACOMBE
ANNETTE V E VINNACOMBE

GRANTEE(S)/MORTGAGEE(S):

AMMON B MILLER
LINDA S MILLER

*** PROPERTY DATA:****Parcel ID #:** 520-7278900000**Municipality:** PROVIDENCE TOWNSHIP (100%)**School District:** SOLANCO 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	\$35.50
STATE RTT	\$2,900.00
PROVIDENCE TOWNSHIP	\$1,450.00
SOLANCO SD	\$1,450.00
Total:	\$5,865.50

INSTRUMENT # : 6171683

RECORDED DATE: 11/03/2014 11:09:07 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Bonnie L. Bowman
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.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

File No. RGL1-09480 SLM

Prepared by and Return to:

Regal Abstract, L.P.
1476 Lititz Pike
Suite 114
Lancaster, PA 17601

Premises

69 Fairview Road
New Providence, PA 17560
Providence Township, Lancaster County
Parcel ID # 520-72789-0-0000

This Indenture, made the 30th day of October, 2014,

Between

**JEFFREY A. VINNACOMBE AND ANNETTE V.E. VINNACOMBE, HUSBAND
AND WIFE**

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

AMMON B. MILLER AND LINDA S. MILLER, HUSBAND AND WIFE

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Ninety Thousand And 00/100 Dollars (\$290,000.00)** lawful money of the United States of America, unto them and truly paid by the said Grantees, the receipt whereof is hereby acknowledged, do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety.

ALL THAT CERTAIN lot or tract of land being situated on the northeast side of Fairview Church Road (Township Road No. T-480) in the Township of Providence, County of Lancaster and Commonwealth of Pennsylvania, said lot being known as Lot #2 as shown on a final plan of a lot prepared for Abram Z. Martin by Henry I. Strausser, Registered Surveyor, dated March 17, 1976, said plan being known as Drawing No. PC-561-A, said plan being recorded in the Recorder of Deeds Office in Lancaster, Pennsylvania, in Subdivision Plan Book J-97, page 50, said lot being more fully bounded and described as follows:

BEGINNING at a railroad spike in Fairview Church Road (Township Road No. T-480), a corner of Lot #1, as shown on a plan prepared for Abram Z. Martin recorded in Subdivision Plan Book No. J95, Page 63, said railroad spike being located at a distance of three thousand ninety nine (3,099) feet more or less northwest of a point located at the intersection of Cinder Road and Fairview Church Road (Township Road No. T-480); thence in and along Fairview Church Road (Township Road No. T-480), North forty three (43) degrees zero (00) minutes thirty (30) seconds West, a distance of three hundred fifty and fifty five hundredths (350.55) feet to an iron pin, a corner of lands now or late of Leo V. Davis; thence along said lands of Leo V. Davis, the two following courses and distances: (1) North seventy one (71) degrees twenty seven (27) minutes zero (00) seconds East, a distance of five hundred twenty four and ten hundredths (524.10) feet to an iron pin, (2) South thirty five (35) degrees five (05) minutes twenty (20) seconds East, a distance of two hundred twelve and forty five (212.45) feet to an iron pin in line of lands now or late of Larry H. Mylin; thence along said lands of Larry H. Mylin, South fifty four (54) degrees fourteen (14) minutes forty (40) seconds West, a distance of sixty and six hundredths (60.06) feet to an iron pin, a corner of Lot #1 as shown on a plan prepared for Abram Z. Martin, recorded in Subdivision Plan Book No. J95, Page 63; thence along Lot #1 as shown on a plan prepared for Abram Z. Martin, recorded in Subdivision Plan Book No. J95, page 63, South fifty seven (57) degrees six (06) minutes forty (40) seconds West, a distance of three hundred ninety four and thirty five (394.35) feet to the point and place of BEGINNING, said last described line having crossed over an iron pin at a distance of twenty five (25) feet northeast of the last described point.

CONTAINING 3.041 acres.

BEING THE SAME PREMISES which Dawson L. Wynn and Wanda F. Wynn, husband and wife, by deed dated August 15, 2003 and recorded September 11, 2003 in the Office of the Recorder of Deeds in and for Lancaster County, PA in Document No. 5232189 granted and conveyed unto Jeffrey A. Vinnacombe and Annette V.E. Vinnacombe, husband and wife.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$348,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 them, the said grantors, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant specially and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

[Handwritten signatures of Jeffrey A. Vinnacombe and Annette V.E. Vinnacombe]

[Handwritten signature of Jeffrey A. Vinnacombe] {SEAL}
Jeffrey A. Vinnacombe

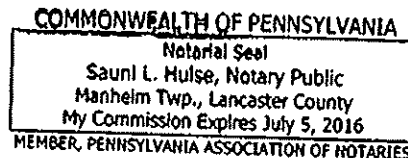
[Handwritten signature of Annette V.E. Vinnacombe] {SEAL}
Annette V.E. Vinnacombe

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 30th day of October, 2014, before me, the undersigned Notary Public, personally appeared Jeffrey A. Vinnacombe and Annette V.E. Vinnacombe, 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 purposes therein contained.

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

[Handwritten signature of Sauni L. Hulse]
Notary Public



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

69 Fairview Road
New Providence, PA 17560

[Handwritten signature]
On behalf of the Grantees