

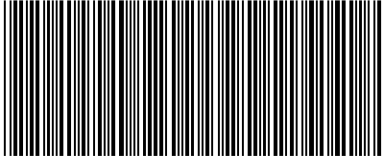
**Lancaster County**

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



INSTRUMENT # : 6176385

RECORDED DATE: 12/02/2014 01:10:20 PM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** DEED**Transaction Reference:** eSecureFile : 2feff1be-0d1c-4bd6-9780-b0afe2b928e3**Document Reference:****Transaction #:**

3600802 - 2 Doc(s)

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dixonj

**RETURN TO: ( )**

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identified above.

Trident Land Transfer Company  
431 W. Lancaster Ave. 3rd Floor  
Devon, PA 19333

**SUBMITTED BY: ( )**

Trident Land Transfer Company  
431 W. Lancaster Ave. 3rd Floor  
Devon, PA 19333

**GRANTOR(S)/MORTGAGOR(S):**

SUZANNE E CUTTER

**GRANTEE(S)/MORTGAGEE(S):**

RAYMOND E CAMPBELL  
KARA E CAMPBELL

**\* PROPERTY DATA:**

Parcel ID #: 050-8592300000

Municipality: CAERNARVON TOWNSHIP (100%)

School District: EASTERN LANC CO 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	\$2,600.00
CAERNARVON TOWNSHIP	\$1,300.00
EASTERN LANC CO SD	\$1,300.00
<b>Total:</b>	<b>\$5,265.50</b>

INSTRUMENT # : 6176385

RECORDED DATE: 12/02/2014 01:10:20 PM

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.

1/2

Prepared by:

Trident Land Transfer Company LP  
431 West Lancaster Avenue  
Devon, PA 19333  
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department  
Trident Land Transfer Company LP  
Parcel No.: 050-85923-0-0000

File No.: 14PA36662

## DEED

Suzanne E. Cutter

to

Raymond E. Campbell and Kara E. Campbell, husband and wife

PREMISES:

557 Friendship Drive  
Township of Caernarvon  
County of Lancaster  
Pennsylvania  
Parcel No.: 050-85923-0-0000

The address of the above named Grantee(s) is:

557 Friendship Drive  
Honey Brook, PA 19344

Certified by: \_\_\_\_\_

*Raymond E. Campbell*

DEED

THIS INDENTURE made this 26 day of November, 2014.

Between SUZANNE E. CUTTER, (hereinafter called the Grantors) and

RAYMOND E. CAMPBELL AND KARA E. CAMPBELL, HUSBAND AND WIFE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars (\$260,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

**EXHIBIT A**

ALL THAT CERTAIN Lot or tract of land known as Lot No. 10, Section 2, Carriage Hill Estates, LTD, situate on the North Side of Reservoir Road, T-503, in the Township of Caernarvon, Lancaster County, PA, as shown on a plan prepared by J. Haines Shertzer Associates, Dwg. No. BE-530-1, dated 5 February, 1987, recorded in the Office for Recording of Deeds in and for Lancaster County PA, in Subdivision Plan Book J-155, page 43, and being more fully bounded and described as follows:

BEGINNING at a rebar on the North right of way line of Friendship Drive (50 feet wide), a corner of Lot No. 9, Section 2, as recorded in the aforementioned Subdivision Plan Book; thence along the same, N 01 degrees 03 minutes 55 seconds W, a distance of 236.71 feet to a point, on line of land of Reuben K. Benueel and Jacob S. Smucker; thence along the same, the following two (2) courses and distances: (1) N 79 degrees 16 minutes 30 seconds E, a distance of 154.66 feet to a stone (found), and (2) N 84 degrees 01 minutes 40 seconds E, a distance of 56.27 feet to a point, a corner of Lot No. 11, Section 2, as recorded in the aforementioned Subdivision Plan Book; thence along the same, S 09 degrees 34 minutes 50 seconds W, a distance of 222.15 feet to a rebar, on the North line of the cul-de-sac portion of Friendship Drive; thence along the same, the following two (2) courses and distances: (1) in a line curving to the left, having a radius of 50.00 feet, an arc distance of 61.65 feet, the chord of said arc being S 64 degrees 15 minutes 28 seconds W, a distance of 57.82 feet to a rebar, and (2) in a line curving to the right, having a radius of 50.00 feet, an arc distance of 52.36 feet, the chord of said arc being S 58 degrees 56 minutes 05 seconds W, a distance of 50.00 feet, to a rebar, on the North right of way line of Friendship Drive; thence along the same, S 88 degrees 56 minutes 05 seconds W, a distance of 71.65 feet to a rebar, the Place of Beginning.

CONTAINING 1.006 Acres.

Permanent Parcel No.: 050-85923-0-0000

Being the same property which Joseph F. Cutter and Suzanne E. Cutter, granted and conveyed unto Suzanne E. Cutter by deed dated December 12, 2012 and recorded December 18, 2012 in the Recorder's Office of said County in Instrument #6043260.

Parcel No.: 050-85923-0-0000

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:

Suzanne E. Cutter  
Suzanne E. Cutter

Commonwealth of Pennsylvania

County of Chester

On this, the 26 day of November 2014, before me, the undersigned Notary Public, personally appeared Suzanne E. Cutter known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

S. Miller  
Notary Public

My Commission Expires: 8/27/17

