

Prepared by and Return to:
Craig A. Hatch, Esq.
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011

TAX PARCEL NO. 09-0C08.-007.-000000
GREENE TOWNSHIP

DEED

THIS DEED is made the 12th day of April, in the year two thousand eighteen (2018).

BETWEEN ROSE MARIE SALTER, now of 11 Campbell Place, Camp Hill, Cumberland County, Pennsylvania 17011, party of the first part, **GRANTOR**,

AND

ROSE M. SALTER, Trustee of **THE SALTER FAMILY TRUST**, now of 11 Campbell Place, Camp Hill, Cumberland County, Pennsylvania 17011, party of the second part, **GRANTEE**.

WITNESSETH, that said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have hereby granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, her heirs, successors and assigns,

THE FOLLOWING described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at an iron pin on the southeasterly right-of-way line of the public road known as U.S. Route 11 on line of lands now or formerly of The Church of God of Shippensburg, said iron pin being South 47 degrees 22 minutes 24 seconds East, 42.69 feet from an existing iron pin in said U.S. Route 11; thence by said lands now or formerly of The Church of God of Shippensburg, South 47 degrees 22 minutes 24 seconds East, 540.86 feet to an existing iron pin; thence by the same, North 43 degrees 42 minutes 56 seconds East, 172 feet to an existing iron pin on line of lands now or formerly of John B. Peters; thence by said lands now or formerly of John B. Peters, lands now or

formerly of Charolette M. Gerhold, lands now or formerly of Ronald G. Martin, and lands now or formerly of Raymond I. Leininger, South 39 degrees 8 minutes 42 seconds East, 151.02 feet to an existing iron pin on line of said lands now or formerly of Raymond I. Leininger; thence continuing by said lands now or formerly of Raymond I. Leininger and lands of various other owners of lots fronting on the public road known as TR. 997, South 38 degrees 50 minutes 24 seconds East, 551.23 feet to an existing post at lands now or formerly of Dennis R. McCoy; thence by said lands now or formerly of Dennis R. McCoy, South 46 degrees 20 minutes 44 seconds West, 11.35 feet to an iron pin; thence continuing by lands now or formerly of Dennis R. McCoy, and lands of various other owners of lots fronting on the public road known as TR. 997, South 15 degrees 7 minutes 59 seconds East, 323.96 feet to an iron pin; thence by lands now or formerly of William K. Leonard, Sr., North 51 degrees 31 minutes 28 seconds East, 235.16 feet to a point in the center line of the public road known as TR. 997; thence by the center line of said public road, South 22 degrees 30 minutes 30 seconds East, 293.89 feet to a railroad spike at lands now or formerly of John Sabric; thence by said lands now or formerly of John Sabric, South 67 degrees 29 minutes 30 seconds West, 200 feet to a point; thence by the same, South 22 degrees 30 minutes 30 seconds East, 133.35 feet to a point at corner of Tract "B" on a plan of lots hereinafter referred to; thence by said Tract "B", South 22 degrees 30 minutes 30 seconds East, 33.35 feet to an iron pin; thence by the same, South 46 degrees 46 minutes 49 seconds West, 269.29 feet to an iron pin; thence by the same and along the center line of a farm land, North 52 degrees 56 minutes 43 seconds West, 985.26 feet to a point; thence by the same, North 56 degrees 53 minutes 35 seconds West, 892.01 feet to an iron pin on the southeasterly existing right-of-way line of the public road known as U.S. Route 11 on a curve to the left having a radius of 7,699.49 feet, an arc length of 427.40 feet to a point; thence continuing by the southeasterly existing right-of-way line of U.S. Route 11, North 43 degrees 50 minutes 44 seconds East, 129.57 feet to an iron pin at lands now or formerly of The Church of God of Greenvillage; thence by said lands now or formerly of The Church of God of Greenvillage, South 46 degrees 9 minutes 16 seconds East, 100 feet to an iron pin; thence by the same, North 47 degrees 22 minutes 24 seconds West 70.65 feet to an iron pin; thence by the same on a curve to the left having a radius of 30 feet, an arc length of 46.49 feet to an iron pin on the southeasterly existing right-of-way line of U.S. Route 11; thence by said southeasterly existing right-of-way line of U.S. Route 11, North 43 degrees 50 minutes 44 seconds East, 79.38 feet to an iron pin, the place of **BEGINNING**.

CONTAINING 27.5948 Acres, and being Tract "A" on a Land Survey prepared by George W. Fries by Carl D. Bert, Registered Surveyor, dated February 1976, revised April 15, 1976 and June 21, 1976, received and returned without comment by Franklin County Planning Commission on June 29, 1976, received and returned without comment by Greene Township Planning Commission on July 6, 1976, approved by Greene Township Board of Supervisors on July 6, 1976, and recorded among the deed records of Franklin County, Pennsylvania, in Deed Book Volume 288B, Page 71, Part 3.

SUBJECT, HOWEVER to the rights-of-way of Guilford Water Authority and Potomac Edison Company as shown on said Land Survey, and to such restrictions, easements and rights-of-way as may appear in the chain of title or from an inspection to the premises.

AND SUBJECT FURTHER to the easements of U.S. Route 11 and the easement of TR. 997 as shown on said Land Survey.

UNDER AND SUBJECT to easements, restrictions, reservations, conditions and rights-of-way of record.

LESS THE CONVEYANCE of approximately 21.0558 acres which Rose Marie Salter, by Deed dated March 30, 2006, and recorded in the Recorder of Deeds Office in and for Franklin County, Pennsylvania, as Instrument Number 2006-007853 and in Deed Book 3091, Page 282, granted and conveyed unto Chambersburg Area School District, a public school district.

LESS THE CONVEYANCE of approximately 3.4807 acres which Rose Marie Salter and Edward Salter, by Deed dated November 29th, 1995, and recorded in the Recorder of Deeds Office in and for Franklin County, Pennsylvania at Volume 1279, Page 0252, granted and conveyed unto the Greenvillage Church of God.

BEING the same premises which Rose Marie Salter and Edward Salter, by Deed dated October 14, 2005, and recorded in the Recorder of Deeds Office in and for Franklin County, Pennsylvania, in Deed Book Volume 3036, Page 035, granted and conveyed unto Rose Marie Salter, Grantor herein, *which incorrectly included as its Tract No. 1 which is incorrectly included as such property was conveyed by prior Deed dated October 6, 1998, at Deed Volume 1400, Page 0243 by and between Edward Salter and Rose Marie Salter as Grantors and Stanley J. Burkholder and Janice A. Burkholder as Grantees.*

THIS IS A TRANSFER FOR NOMINAL CONSIDERATION TO A TRUSTEE OF AN ORDINARY TRUST WHERE THE TRANSFER OF THE SAME PROPERTY WOULD BE EXEMPT IF THE TRANSFER WAS MADE DIRECTLY FROM THE GRANTOR TO ALL OF THE POSSIBLE BENEFICIARIES THAT ARE ENTITLED TO RECEIVE THE PROPERTY OR PROCEEDS FROM THE SALE OF THE PROPERTY UNDER THE TRUST AND IS THEREFORE EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, 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 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 above-described, with all and singular 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

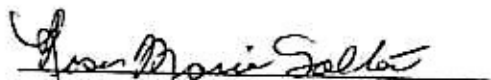
AND the said Grantor, for herself, her heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantor and her heirs, and against all and every person and persons whomsoever

lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above-written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**




ROSE MARIE SALTER

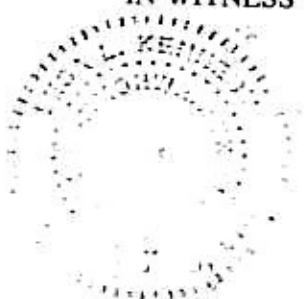
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CUMBERLAND

:
:
: SS:

On this, the 6th day of April, 2018, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **ROSE MARIE SALTER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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




Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lesa L. Kennedy, Notary Public
Camp Hill Boro, Cumberland County
My Commission Expires July 25, 2020
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

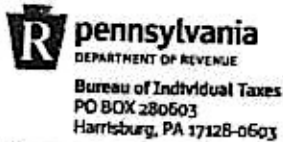
CERTIFICATE OF RESIDENCE

I hereby certify that the present residence of the Grantee herein is as follows:

The Rose M. Salter Trust
Rose M. Salter, Trustee
11 Campbell Place
Camp Hill, PA 17011


Attorney for Grantees

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	201806975
Page Number	
Date Recorded	4/12/2018

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Craig A. Hatch, Esq. - Halbruner, Hatch & Guise, LLP	Telephone Number:	(717) 731-9600
Mailing Address	2109 Market Street	City	Camp Hill
		State	PA
		ZIP Code	17011

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Rose M. Salter

Mailing Address

11 Campbell Place

City

Camp Hill

State

PA

ZIP Code

17011

C. Date of Acceptance of Document

4/6/2018

Grantee(s)/Lessee(s)

The Salter Family Trust

Mailing Address

11 Campbell Place

City

Camp Hill

State

PA

ZIP Code

17011

D. REAL ESTATE LOCATION

Street Address

0 Philadelphia Avenue - empty lot

County

Franklin County

School District

Chambersburg Area SD

Tax Parcel Number

09-0C08.007-.000000

City, Township, Borough

Greene Township

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration

1.00

2. Other Consideration

+ 0.00

3. Total Consideration

= 1.00

4. County Assessed Value

2,190.00

5. Common Level Ratio Factor

x 7.63

6. Fair Market Value

= 16,709.70

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed.) Transfer for nominal consideration to trustees of ordinary trust where

transfer would be exempt if made directly to trust beneficiaries (grantors and lineal descendants). 72 PS 8102-C.3(8).

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

Date

04/11/18

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



COUNTY OF FRANKLIN
RECORDER OF DEEDS
Linda Miller, Recorder
Courthouse 157 Lincoln Way East
Chambersburg, PA 17201
Phone: (717) 261-3872

Instrument Number - 201806975
Recorded On 4/12/2018 At 2:11:29 PM

* Instrument Type - DEED
Invoice Number - 175177 User ID - SBW
* Grantor - SALTER, ROSE MARIE
* Grantee - SALTER FAMILY TRUST

* RETURN DOCUMENT TO:
HALBRUNER HATCH & GUISE
LLP
2109 MARKET STREET
CAMP HILL, PA 17011

* Total Pages - 6

*** FEES**

STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$34.00
AFFORDABLE HOUSING	\$11.05
AFFORDABLE HOUSING	\$1.95
COUNTY IMPROVEMENT FEE	\$2.00
ROAD IMPROVEMENT FEE	\$3.00
CHAMBERSBURG AREA SCHOOL	\$0.00
DIST REAL TAX	
GREENE TOWNSHIP	\$0.00
TOTAL PAID	\$92.75

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

Franklin County UPI Verification
UPI Verified On April 12, 2018 By AHH

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

Linda Miller

Linda Miller
Recorder of Deeds



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