

RECORDATION REQUESTED BY:

Gregory M. Kerwin
4245 State Route 209
Elizabethville, PA 17023
(717) 362-3215

WHEN RECORDED MAIL TO:

Kerwin & Kerwin, LLP
4245 Route 209
Elizabethville, PA 17023
(717) 362-3215

TAX PARCEL NO. 37-015-004

SEND TAX NOTICES TO:

Patrick J. Nestor
7732 State Route 209
PO Box 152
Lykens, PA 17048

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED OF LIFE ESTATE

THIS INDENTURE, made this 29th day of January, 2021, between **PATRICK J. NESTOR, MICHAEL A. NESTOR, EILEEN A. NESTOR-DAGHIR and DANIEL K. NESTOR**, Co-Executors of the Estate of **EILEEN A. NESTOR**, deceased, late of Lykens Borough, Dauphin County, Pennsylvania, GRANTORS and Parties of the First Part,

A N D

PATRICK J. NESTOR, of Lykens Borough, Dauphin County, Pennsylvania, GRANTEE and Party of the Second Part,

WHEREAS, the said **EILEEN A. NESTOR**, became, in her lifetime, seized in fee of, in and to a certain lot or piece of ground, together with improvements thereon situate in Lykens Borough, Dauphin County, Pennsylvania, more particularly described hereinafter, and known as 7732 State Route 209, Lykens, PA 17048, and she being so seized, departed this life on March 16, 2019, having first made her Last Will and Testament, which was duly probated and registered in the Office of the

Register of Wills of Dauphin County on March 20, 2019, a copy of which is permanently recorded in said office in the matter of the Estate of **EILEEN A. NESTOR**, Deceased, #2219-0267, and upon which Letters Testamentary were duly granted to the said **PATRICK J. NESTOR, MICHAEL A. NESTOR, EILEEN A. NESTOR-DAGHIR and DANIEL K. NESTOR**, Co-Executors;

AND WHEREIN AND WHEREBY the said Testatrix did provide in her Last Will and Testament, inter alia, as follows:

"FOURTH: I give devise and bequeath to my son, **PATRICK J. NESTOR**, a life estate in my home at 7732 State Route 209, Lykens, Pennsylvania (Lykens Borough, Dauphin County) together with five (5) acres of land on which it is situated. Upon my death, my executors shall cause a subdivision of my property to be made so that the said five (5) acre tract with the house thereon erected may be separated and deeded as a life estate for my son **PATRICK J. NESTOR**. The five acres shall include the swimming pool, garage and spring ponds and all water rights located to the south of the AT&T easement....."

NOW THIS INDENTURE WITNESSETH, that the Parties of the First Part, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** paid to them by the Party of the Second Part, the receipt whereof is hereby acknowledged, do grant, release, convey and confirm unto the said Party of the Second Part, FOR HIS USE DURING HIS LIFETIME:

ALL THAT CERTAIN tract of land situate in the Borough of Lykens, Dauphin County and Commonwealth of Pennsylvania, more particularly designated Lot No. 2 B on a Preliminary/Final Subdivision Plan for John P. & Eileen A. Nestor Estate, said plan being dated May 25, 2019 and recorded October 31, 2019 in the Recorder of Deeds Office of Dauphin County at Instrument No. 20190027681, more particularly bounded and described as follows to wit:

BEGINNING at a concrete monument on the south side of S. R. 0209 also known as Main Street, said concrete monument being at the northeast corner of the within described Area 2B; thence along Lot No. 1, South ten degrees forty-eight minutes twenty-six seconds East, four hundred eighty-five and fifty-six hundredths feet (S 10° 48' 26" E., 485.56') to an iron pin set at the American Telephone and Telegraph right-of-way; thence along the northern line of said right-of-way, South

seventy-three degrees thirteen minutes thirty-four seconds West, one hundred thirty and fifty-six hundredths feet (S 73° 13' 34" W., 130.56') to an iron pin set at the southeast corner of Area 2A; thence along the eastern line of the same, North ten degrees forty-eight minutes twenty-six seconds West, two hundred twenty-four and thirteen hundredths feet (N 10° 48' 26" W., 224.13') to an iron pin set on the southern line of Lot No. 2; thence along the same, North seventy-nine degrees eleven minutes thirty-four seconds East, seventy-five feet (N 79° 11' 34" E., 75') to an iron pin at the southeast corner of said Lot No. 2; thence along the eastern line of the same, North ten degrees forty-eight minutes twenty-six seconds West, two hundred seventy-five feet (N 10° 48' 26" W., 275') to an iron pin on the south side of said S. R. 0209 also known as Main Street; thence along the same, North seventy-nine degrees eleven minutes thirty-four seconds East, fifty-six and eighty-five hundredths feet (N 79° 11' 34" E., 56.85') to a concrete monument, the point and place of BEGINNING.

CONTAINING a total area of 43,857 square feet or 1.01 acres.

UNDER AND SUBJECT to the notes, terms and conditions set forth on the aforesaid Subdivision Plan.

AS INDICATED on said plan this is the third and final conveyance of life estate interest to the grantee, so as to comply with the terms of the decedent's will that an area of five (5) acres be so conveyed. The conveyances are being staggered over a three (3) year period so as to not trigger "roll back" taxes under the provisions of the "Clean and Green" preferential tax program. A previous conveyance for Lot No. 2 on said plan was made November 13, 2019, by deed recorded at Instrument No. 20190031964 and for Area 2 A by Deed dated April 24, 2020 and recorded at Instrument No. 20200010509.

THE above described property, along with that described in the deed dated November 13, 2019 and recorded at Instrument No. 20190031964, and the Deed dated April 24, 2020 and recorded at Instrument No. 20200010509, being part of Tract No. 1 of same premises which Ruth A Pierce, widow, by her deed dated May 31, 1968 and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book "T", Vol. 53, Page 318, granted and conveyed unto John P. Nestor and Eileen A. Nestor, his wife. The said John P. Nestor died on December 5, 1992, at which time the entire premises vested by operation of law in Eileen A. Nestor, who died March 16, 2019 as aforesaid.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Parties of the First Part, of, in, to or out of the said premises, and every part and parcel thereof;

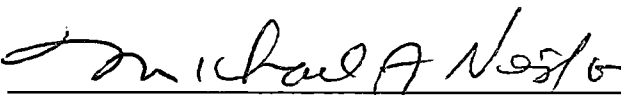
TO HAVE AND TO HOLD the same premises, with all and singular the appurtenances, unto the said Party of the Second Part, his heirs and assigns, to and for the only proper use and behoof of the said Party of the Second Part, his heirs and assigns forever.

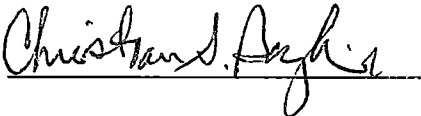
AND the said Grantors for themselves, their heirs, successors and assigns do covenant, promise and agree that they, the said Grantors, have not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, estate, charge or otherwise howsoever.


IN WITNESS WHEREOF, the said Grantors have caused this Deed to be executed the day and year first written above.

WITNESS:

 (SEAL)
PATRICK J. NESTOR, CO-EXECUTOR

 (SEAL)
MICHAEL A. NESTOR, CO-EXECUTOR



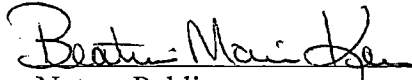
 (SEAL)
EILEEN A NESTOR-DAGHIR, CO-EXECUTOR

 (SEAL)
DANIEL K. NESTOR, CO-EXECUTOR

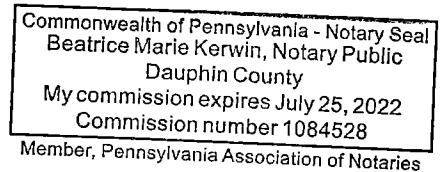
COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF DAUPHIN :

On this, the 29th day of **January, 2021**, before me, a Notary Public, the undersigned officer, personally appeared **PATRICK J. NESTOR, MICHAEL A. NESTOR, EILEEN A. NESTOR-DAGHIR and DANIEL K. NESTOR**, Co-Executors of the Estate of **EILEEN A. NESTOR** 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 purpose therein contained.

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


Notary Public

My Commission Expires:



I hereby certify that the precise address of the Grantee herein is: 7732 State Route 209, PO Box 152, Lykens, PA 17048.


GREGORY M. KERWIN,
Attorney for Grantee

**REV-183**BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

(EX) MOD 06-19 (FI)

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid: 0

Book: _____ Page: _____

Instrument Number: 20210006206

Date Recorded: 02/25/2021

SECTION I TRANSFER DATA

Date of Acceptance of Document			
Grantor(s)/Lessor(s) Eileen Nestor Estate	Telephone Number	Grantee(s)/Lessee(s) Patrick J. Nestor	Telephone Number
Mailing Address 4245 State Route 209		Mailing Address PO Box 152	
City Elizabethville	State PA	ZIP Code 17023	City Lykens
	State PA	ZIP Code 17048	

SECTION II REAL ESTATE LOCATION

Street Address 7732 State Route 209		City, Township, Borough Lykens Borough
County Dauphin	School District Upper Dauphin Area	Tax Parcel Number 37-015-004

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☐ NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value Not Assessed	5. Common Level Ratio Factor x 1.57	6. Computed Value = Not Assessed

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed Life Estate %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☒ Will or intestate succession. Eileen A. Nestor 2219-0267
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Gregory M. Kerwin, Esquire	Telephone Number (717) 362-3215
Mailing Address 4245 State Route 209	City Elizabethville
	State PA
	ZIP Code 17023

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 [Signature] Date 2-24-21

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



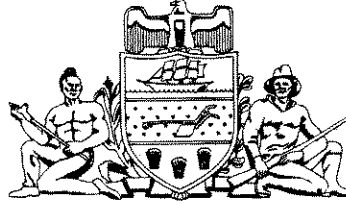
1830019105

1830019105

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meck
First Deputy
www.dauphinc.org/deeds

Dauphin County



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

INSTRUMENT #: 20210006206
RECORD DATE: 2/25/2021 9:22:59 AM
RECORDED BY: CWASHINGTON
DOC TYPE: DEED
AGENT: KERWIN & KERWIN
DIRECT NAME: NESTOR, EILEEN A. EST
INDIRECT NAME: NESTOR, PATRICK J.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$4.00

LYKENS BORO
UPPER DAUPHIN
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 37-015-004-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

James M. Zugay, Recorder of Deeds



THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT