

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. 37-015-001

SEND TAX NOTICES TO:

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

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**DEED OF LIFE ESTATE**

THIS INDENTURE, made this 13<sup>th</sup> day of November, 2019, 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 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 iron pin set on the south side of S. R. 0209 also known as Main Street; said iron pin being at the northeast corner of the within described lot; thence along an area designated 2B on the aforesaid Subdivision Plan, South ten degrees forty-eight minutes twenty-six seconds East, two hundred seventy-five feet (S 10° 48' 26" E., 275') to an iron pin; thence continuing along the same, South seventy-nine degrees eleven minutes thirty-four seconds West, seventy-three feet (S 79°

11' 34" W., 73') to an iron pin set at the northeast corner of Area 2A on the aforesaid Subdivision Plan; thence along the same, South seventy-nine degrees eleven minutes thirty-four seconds West, two hundred forty-three feet (S 79° 11' 34" W., 243') to an iron pin; thence continuing along the same, North ten degrees forty-eight minutes twenty-six seconds West, two hundred seventy-five and two hundredths feet (N 10° 48' 26" W., 275.02') to a point on the south side of said S. R. 0209; thence along the same, by a curve to the left with a radius of seven thousand six hundred seventy-nine and forty-eight hundredths feet (7,679.48') an arc distance of sixteen feet (16') to a point; thence continuing along the same, North seventy-nine degrees eleven minutes thirty-four seconds East, three hundred feet (N 79° 11' 34" E., 300') to an iron pin, said pin being the point and place of BEGINNING.

CONTAINING a total area of 86,900 square feet or 1.99 acres.

HAVING erected thereon an existing dwelling and garage.

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

AS INDICATED on said plan it is anticipated that subsequent conveyances of life estate interest will be made to the grantee in the years 2020 and 2021 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.

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;

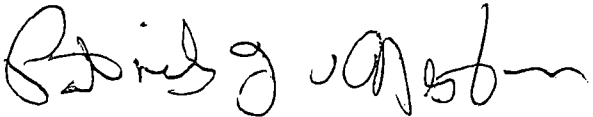
TO HAVE AND TO HOLD the same premises, with all and singular the appurtenances, unto the said Party of the Second Part, his heirs and assigns, to and for the only proper use and behoof of the said Party of the Second Part, his heirs and assigns forever.

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**

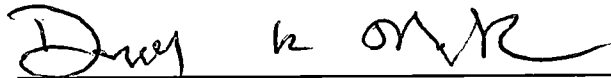
\_\_\_\_\_

 (SEAL)  
**MICHAEL A. NESTOR, CO-EXECUTOR**

\_\_\_\_\_

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

\_\_\_\_\_

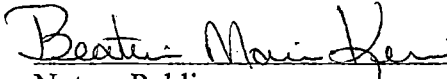
 (SEAL)  
**DANIEL K. NESTOR, CO -EXECUTOR**

*Michael A. Nestor*  
*Eileen A. Nestor-Daghir*

COMMONWEALTH OF PENNSYLVANIA :  
:  
COUNTY OF DAUPHIN :

On this, the 13<sup>th</sup> day of November, 2019, 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.

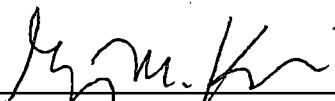
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal Beatrice Marie Kerwin, Notary Public Dauphin County My commission expires July 25, 2022 Commission number 1084528 Member, Pennsylvania Association of Notaries
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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 04-19 (FI)

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION**RECORDER'S USE ONLY**State Tax Paid: 0

Book:

Page:

Instrument Number: 20190031964Date Recorded: 12/12/2019**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

4345 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

37-015-001

**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

142,600.00

5. Common Level Ratio Factor

x 1.51

6. Computed Value

= 215,326.00

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

1a. Amount of Exemption Claimed

\$ 2,153.26

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

100 %

1c. Percentage of Grantor's Interest Conveyed

100 %

2. Check Appropriate Box 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

Date

12/11/2019

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



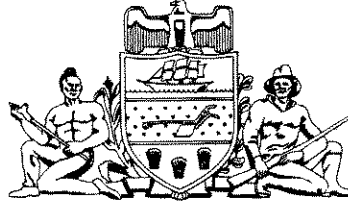
1830019105

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 #: 20190031964  
RECORD DATE: 12/12/2019 12:22:53 PM  
RECORDED BY: CWASHINGTONER  
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: 37-015-001-000-0000

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

James M. Zugay, Recorder of Deeds



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## THIS IS A CERTIFICATION PAGE

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# **PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT