

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. 37-015-003

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 24th day of April, 2020, 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 (Lydens 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 A 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 northwest corner of the within described area 2 A; thence along the southern right-of-way line at S. R. 0209 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 fifty-six and ninety-two hundredths feet (56.92') to a point at the northwest corner of Lot No. 2 on

the aforesaid Subdivision Plan; thence along the western line of said Lot No. 2, South ten degrees forty-eight minutes twenty-six seconds East, two hundred seventy-five and two hundredths feet (S 10° 48' 26" E., 275.02') to an iron pin set; thence continuing along the southern line of said Lot No. 2, North seventy-nine degrees eleven minutes thirty-four seconds East, three hundred sixteen feet (N 79° 11' 34" E., 316') to an iron pin set at a corner of area 2 B on said plan; thence along the western line of said Area 2 B, South ten degrees forty-eight minutes twenty-six seconds East, two hundred twenty-four and thirteen hundredths feet (S 10° 48' 26" E., 224.13') to an iron pin at a thirty foot (30') wide easement owned by American Telephone and Telegraph; thence along the same, South seventy-three degrees thirteen minutes thirty-four seconds West, one hundred forty-six and eighty-eight hundredths feet (S 73° 13' 34" W., 146.88') to an iron pin set; thence continuing along the same, South seventy-six degrees thirty-nine minutes twenty-five seconds West, one hundred fifty-four and sixty-four hundredths feet (S 76° 39' 25" W., 154.64') to an iron pin at existing Lot No. 1; thence along the same, North ten degrees forty-four minutes zero five seconds West, five hundred twenty-one and fifty-eight hundredths feet (N 10° 44' 05" W., 521.58') to a concrete monument, the point and place of BEGINNING.

CONTAINING a total area of 87,042 square feet or 1.99 acres.

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 a subsequent conveyance of life estate interest will be made to the grantee in the year 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. A previous conveyance for Lot No. 2 on said plan was made November 13, 2019, by deed recorded at Instrument No. 20190031964.

THE above described property, along with that described in the deed dated November 13, 2019 and recorded at Instrument No. 20190031964, 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;

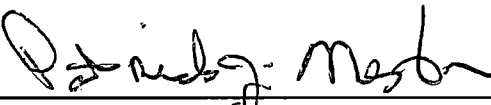
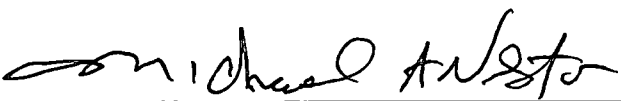
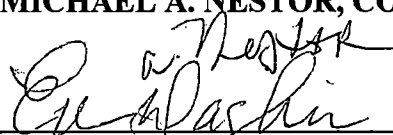
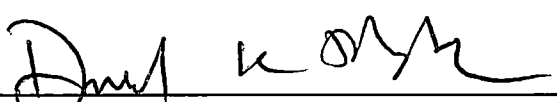
AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Parties of the First Part, of, in, to or out of the said premises, and every part and parcel thereof;

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:

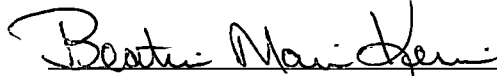
_____	 _____ PATRICK J. NESTOR, CO-EXECUTOR (SEAL)
_____	 _____ MICHAEL A. NESTOR, CO-EXECUTOR (SEAL)
_____	 _____ EILEEN A NESTOR-DAGHIR, CO-EXECUTOR (SEAL)
_____	 _____ DANIEL K. NESTOR, CO -EXECUTOR (SEAL)

Handwritten notes on the left margin:
 m. k. nestor
 full
 PM on

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF DAUPHIN :

On this, the 24th day of April, 2020, 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
--

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

1830019105

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

Book:

Page:

Instrument Number:

20200010509

Date Recorded:

04/29/2020**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 209Mailing Address
PO Box 152City
ElizabethvilleState
PAZIP Code
17023City
LykensState
PAZIP Code
17048**SECTION II REAL ESTATE LOCATION**Street Address
7732 State Route 209City, Township, Borough
Lykens BoroughCounty
DauphinSchool District
Upper Dauphin AreaTax Parcel Number
37-015-003**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☐ NO1. Actual Cash Consideration
0.002. Other Consideration
+ 0.003. Total Consideration
= 0.004. County Assessed Value
Not Assessed5. Common Level Ratio Factor
x 1.516. 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 %**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) 362-3215Mailing Address
4245 State Route 209City
ElizabethvilleState
PAZIP 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
04/28/2020

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



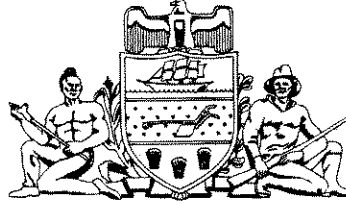
1830019105

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 #: 20200010509
RECORD DATE: 4/29/2020 2:24:50 PM
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: 37-015-003-000-0000

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