

County of Northumberland



CHRISTINA A. MERTZ
REGISTER OF WILLS, RECORDER OF DEEDS
CLERK OF ORPHANS' COURT
Courthouse, 201 Market Street
Sunbury, Pennsylvania 17801
(570) 988-4143

Instrument Number - 201911651
Recorded On 7/26/2019 At 4:04:41 PM
* Instrument Type - DEED
Invoice Number - 277365
* Grantor - JENNAN REAL ESTATE LLC
* Grantee - HENNINGER, JOHN
* Customer - JAMES BEST

Book - 2938 Starting Page - 732
* Total Pages - 6

*** FEES**

STATE TRANSFER TAX	\$1,007.06
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$15.50
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$11.50
DEMOLITION FUND	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
LINE MOUNTAIN AREA	\$1,007.06
SCHOOL REALTY TAX	
TOTAL PAID	\$2,101.87

This is a certification page

DO NOT DETACH

This page is now the first page
of this legal document.

RETURN DOCUMENT TO:

JAMES BEST
3 NORTH 2ND STREET
SUNBURY, PA 17801

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
North'd County, Pennsylvania.



Christina A. Mertz
Christina A. Mertz
Recorder of Deeds

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

Book: 2938 Page: 732

02C3F9



DEED

MADE this 24th day of July, 2019 in the year Two Thousand and Nineteen (2019) BETWEEN JENNAN REAL ESTATE, LLC, a Pennsylvania Limited Liability Company, with its principal place of business located at 167 Market Street, Pillow, Pennsylvania, Grantor, Party of the First Part

A
N
D

JOHN HENNINGER, an individual, of 167 Market Street, Pillow, Pennsylvania, Grantee, Party of the Second Part

WITNESSETH, that said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar, 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 and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has 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, his heirs and assigns:

ALL THOSE TWO (2) CERTAIN tracts, pieces or parcels of land situate in the Borough of Herndon, Northumberland County, Pennsylvania, more particularly bounded and described as follows:

TRACT No 1:

BEGINNING at the southwestern corner of Main and Ferry Streets, in said Borough thence South thirty-six (36) degrees West along the Western line of Main Street fifty-one (51) feet and nine (9) inches to the lot of said Otto lot; westward forty-seven (47) feet to a point; thence at right angles northward seven (7) feet to a point; thence at right angles westward, forty-six (46) feet and six (6) inches to a point; thence North eighty-three (83) degrees West, a distance of seventy (70) feet to a point; thence North thirty-six (36) degrees East, a distance of twenty-one (21) feet more or less to Ferry Street; thence South, a distance of eighty-five and one half (85½) degrees East, along Ferry Street one hundred seventeen (117) feet to a point; thence forty-nine (49) degrees East, along Ferry Street fifty (50) feet to the place of BEGINNING.

TRACT No 2:

BEGINNING at an iron pin which is twenty-two (22) inches, South of the original bank building and three (3) feet six (6) inches along East of the southwestern corner of the original bank building; thence in a southerly direction along land originally in the tenure of Helen D. Heffelfinger, now in the tenure of Herndon National Bank, for a distance of thirty (30) feet to an iron pin; thence in a northwesterly direction, along lands of Marlin O. And Emma D. Bobb of which this was a part, for a distance of forty-six (46) feet, more or less. To an iron pin; thence along other lands of the Herndon National Bank, in an easterly direction for a distance of thirty-five (35) two (2) inches to an iron pin, the place of BEGINNING. (Note according to the previous Deeds, this distance should have been thirty-seven and one-half (37½) feet, but due to an error made in 1935 when John L. Bower placed the stake which is used as the point of beginning, he erred for a distance of twenty-eight (28) inches.

UNDER AND SUBJECT TO the condition that the property herein sold shall not be used by the Grantee, his heirs, executors, administrators, and assigns, for the purpose of banking, investments, credit unions, savings and loan, brokerage, insurance, finance, or for any purposes that may now or in the future be defined by Federal or State regulations as conducting business as a financial institution.

BEING the same premises which Mark B. Wisniski, a single man, by deed dated August 1, 2016 and recorded August 9, 2016 in the Office for the Recording of Deeds in and for Northumberland County, Pennsylvania, in Record Book 2713 at Page 159, granted and conveyed unto Jennan Real Estate, LLC, a Pennsylvania Limited Liability Company, the Grantor herein.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claims and demand whatsoever, both in law and equity, of said party of the first part, of, in or out of the said premises and every part of the parcel thereof.

TO HAVE AND TO HOLD the said 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 said party of the second part, his heirs and assigns forever. AND the said party of the first part, its heirs, executors, and administrators, does by these presents, covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that the said party of the first part, its heirs, all and singular the hereditaments and premises herein above described herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said party of the second part, his heirs and assigns, against the said party of the first part and its heirs, and against all and every other person or person, whomever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, specially warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first written above.

Signed, Sealed, and Delivered
in the presence of:

JENNAN REAL ESTATE, LLC

By: [Signature] (SEAL)
Title: Manager

STATE OF FLORIDA:

SS:

COUNTY OF Hernando

I, Oscar F. Becerra, a Notary Public, in and for said County in said State, hereby certify that Jennife Andino, whose name as manager of JENNAN REAL ESTATE, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given under my hand and seal this 20th day of July, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

[Signature]

Notary Public

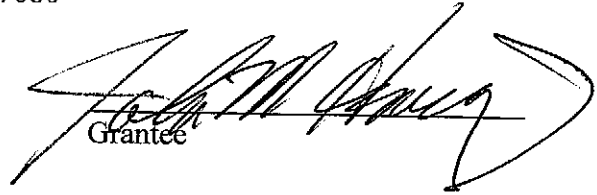
My Commission Expires: 08/15/2022

Certificate of Residence:

Certificate of Residence:

I hereby certify that the precise residence of the Grantee named herein are as follows:

167 Main Street
PO Bx 188
Pillow, PA 17080


Grantee

COPY

REV-183

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: **1007.06**
Book: **2938** Page: **732**
Instrument Number: **201911651**
Date Recorded: **7-26-19**

SECTION I TRANSFER DATA

Date of Acceptance of Document 07/26/2019					
Grantor(s)/Lessor(s) John Henninger		Telephone Number		Grantee(s)/Lessee(s) Jennan Real Estate, LLC	
Mailing Address PO Box 188		Mailing Address PO Box 188			
City Pillow	State PA	ZIP Code 17080	City Pillow	State PA	ZIP Code 17080

SECTION II REAL ESTATE LOCATION

Street Address 115 North Main Street		City, Township, Borough Herndon	
County Northumberland	School District Line Mountain	Tax Parcel Number 023-00-001-076	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$20,850	5. Common Level Ratio Factor x 4.83	6. Computed Value = \$100,705.50

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

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
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2. 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 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 James L. Best, Esq		Telephone Number 570-863-0102	
Mailing Address 3 North 2nd Street	City Sunbury	State PA	ZIP Code 17801

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: *James L. Best* Date: **07/26/2019**

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



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