

DEED WARRANTY
IND. OR CORP.
7791

PARCEL NO.: 45 016 009

This Deed, made the *30th* day of *March* 2006

Between

Craig E. Wolford and Dawn M. Wolford, husband and wife, and William E. Wolford,
of Camp Hill, Cumberland County, Pennsylvania,
herein designated as the Grantors,

And

Eric B. Clough, of Millersburg, Dauphin County, Pennsylvania,
herein designated as the Grantees,

Witnesseth, that the Grantors, for and in consideration of
Ninety Two Thousand & 00/100 Dollars (\$92,000.00)

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged and the Grantors being therewith fully satisfied, do by these presents grant,
bargain, sell and convey unto the Grantees forever,

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the
Borough of Millersburg in the County of Dauphin and Commonwealth of Pennsylvania, more
particularly described as follows:

BEGINNING at a point on Union Street by the half lot of which this is a part on the South side of
said Union Street; thence West along Union Street thirty-three (33) feet to Lot No. 235; thence
along the same lot South one hundred and sixty-five (165) to Short Alley; thence along the North
side of Short Alley East thirty-three (33) feet to a point in said lot; thence North through said lot
one hundred sixty-five (165) feet to Union Street or to the place of BEGINNING.

CONTAINING twenty (20) square perches. Having thereon erected a two and one-half story
frame dwelling and numbered 454 Union Street. BEING the western half of Lot No. 221, in the
General Plan of the Borough of Millersburg.

BEING the same premises which, William E. Wolford, widower, by his Deed dated February 24, 2005, recorded February 25, 2005, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Deed Book 5888, Page 449, granted and conveyed unto Craig E. Wolford, the Grantor herein.

The said Dawn M. Wolford joins in this conveyance to transfer any right, title and interest she may have in said property by virtue of her marriage to Craig E. Wolford.

The said William E. Wolford joins in this conveyance to transfer any right, title and interest he may have in said property by virtue of reserving himself a Life Estate in prior Deed, dated February 24, 2005 and filed in the Office of the Recorder of Deeds on February 25, 2005, Book 5888, Page 449.

***Together** with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, 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 of every part and parcel thereof; **And Also** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, or, in and to the premises herein described and every part and parcel thereof with the appurtenances. **To Have And To Hold** all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and the Grantees' proper use and benefit forever.*

***And** the Grantors covenant that, except as may be herein set forth, they do and will **Specially Warrant** and **Defend** the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantors and all other persons lawfully claiming the same or to claim the same.*

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" has been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

**Signed, Sealed and Delivered
in the presence of
or Attested by**

Craig E. Wolford

Dawn M. Wolford

William E. Wolford

Commonwealth of Pennsylvania, County of }ss:
Be It Remembered, that on March 30, 2006, before me the subscriber

personally appeared Craig E. Wolford and Dawn M. Wolford

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within deed and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal the day and year aforesaid.

NOTARIAL SEAL
MELISSA E. WISE
Notary Public
MILLERSBURG BOROUGH, DAUPHIN COUNTY
My Commission Expires Jul 23, 2008

Commonwealth of Pennsylvania, County of }ss:
Be It Remembered, that on March 30, 2006, before me the subscriber

personally appeared William E. Wolford

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within deed and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal the day and year aforesaid.

NOTARIAL SEAL
MELISSA E. WISE
Notary Public
MILLERSBURG BOROUGH, DAUPHIN COUNTY
My Commission Expires Jul 23, 2008

DEED

Craig E. Wolford
Dawn M. Wolford
William E. Wolford
TO

Eric B. Clough

Dated March 30, 2006

The Undersigned certifies that the precise residence and complete post office address of the Grantee is:

454 Union Street
Millersburg, Pennsylvania 17061



COMMONWEALTH OF PENNSYLVANIA)
: SS.
COUNTY OF)

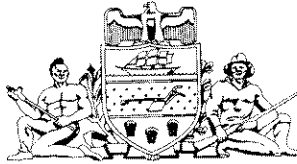
Recorded in the Office of the Recorder of Deeds, etc., in and for said County, in Deed/Record Book_____, Page_____.

Witness my Hand and Official Seal this____day of_____, 2006.

Recorder

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

INSTRUMENT #: 20060013287
RECORD DATE: 4/7/2006 1:06:07 PM
RECORDED BY:
DOC TYPE: DEED
AGENT: SHAFFER & ENGLE LAW OFFICES
DIRECT NAME: WOLFORD, CRAIG E.
INDIRECT NAME: CLOUGH, ERIC B.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$920.00
MUNICIPALITY: \$460.00 MILLERSBURG BORO
SCHOOL DISTRICT: \$460.00 MILLERSBURG
AOPC: \$10.00
AFFORDABLE HOUSING: \$13.00

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