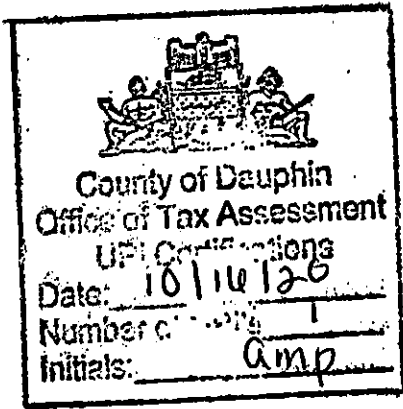




Tax Parcel No. 64-002-052

EXECUTOR'S AND ADMINISTRATRIX'S DEED

MADE this 26 day of August, in the year of our Lord Two
Thousand Twenty (2020).

BETWEEN RAYMOND E. WELKER, Executor of the ESTATE OF
ROSEMARY F. WELKER, deceased, late of Pillow Borough, Dauphin County, Pennsylvania,
BARBARA A. SCHREFFLER, Administratrix of the ESTATE OF MARGARET I.
SCHREFFLER, late of Myerstown Borough, Lebanon County, Pennsylvania, SARAH E. WHITE,
of Jeffersontown, Jefferson County, Kentucky, individually, and DOROTHY HOFFMAN, of
Pillow Borough, Dauphin County, Pennsylvania, individually, Grantors, Parties of the First Part,

A
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D

RAYMOND E. WELKER, of Helena, Montana, Grantee, Party of the Second Part.

WHEREAS, Rosemary F. Welker died testate a resident of Pillow Borough, Dauphin
County, Pennsylvania, on April 28, 2019, leaving a Last Will and Testament dated September 12,
1997, in which she provided, inter alia:

"ITEM III. I request that my Executor sell my one-half ($\frac{1}{2}$) interest
in my home, on Pine Street, Pillow, Dauphin County, Pennsylvania,
along with the owners of the other one-half ($\frac{1}{2}$) interest, and the net
proceeds from my one-half ($\frac{1}{2}$) interest be added to the residue of my
Estate."

"ITEM IV. I give all the rest, residue and remainder of my Estate,
real, personal or mixed, of whatsoever nature and wheresoever

situate, unto my son, RAYMOND E. WELKER, or his issue per stirpes.”

“ITEM V. I hereby nominate, constitute and appoint my son, RAYMOND E. WELKER, as Executor of my Last Will and Testament.”

“ITEM VI. I direct that my Executor, shall not be required to give bond for the faithful performance of his duties in this or any other jurisdiction.”

WHEREAS, Letters Testamentary were duly issued to Raymond E. Welker on July 3, 2019, by the Register of Wills in and for Dauphin County for the Estate of Rosemary F. Welker; and

WHEREAS, Raymond E. Welker is the sole heir of the Estate of Rosemary F. Welker; and

WHEREAS, the said Rosemary F. Welker was seized in her lifetime and at the time of her death of a one-half interest in the certain tract of ground situate in Pillow Borough, Dauphin County, Pennsylvania, as hereinafter described; and

WHEREAS, Margaret I. Schreffler died intestate on September 9 2003, a resident of Myerstown Borough, Lebanon County, Pennsylvania; and

WHEREAS, Letters of Administration for the Estate of Margaret I. Schreffler were duly issued to Barbara A. Schreffler on March 2, 2020, by the Register of Wills in and for Lebanon County for the Estate of Margaret I. Schreffler; and

WHEREAS, the said Margaret I. Schreffler was seized in her lifetime and at the time of her death of a one-sixth interest in the certain tract of ground situate in Pillow Borough, Dauphin County, Pennsylvania, as hereinafter described; and

WHEREAS, Sarah E. White and Dorothy Hoffman are each conveying their one-sixth interest in the hereinafter described tract; and

WHEREAS, the one-half interest in the hereafter described property was sold by Agreement of Sale from Sarah E. White, Dorothy Hoffman and the Estate of Margaret I. Schreffler to the Grantee herein for the sum of Thirty Thousand Dollars (\$30,000.00).

NOW THIS INDENTURE WITNESSETH, that the said Raymond E. Welker, Executor of the Estate of Rosemary F. Welker, Barbara A. Schreffler, Administratrix of the Estate of Margaret I. Schreffler, Sarah E. White and Dorothy Hoffman, in consideration of the sum of **Thirty Thousand Dollars (\$30,000.00)** lawful money of the United States of America, well and truly paid by the said Party the Second Part to the said Parties of the First Part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted,

bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Party of the Second Part, his heirs and assigns,

ALL this certain lot or parcel of land situate in Pillow Borough, (formerly Uniontown Borough), Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of North Pine Street and the southwest corner of Lot No. 43 on the hereafter mentioned Plan, now of Dennis Smeltz and Patricia L. Smeltz; thence along the southern line of said Lot No. 43 in an eastwardly direction one hundred sixty-eight feet (168') to a point on the western line of North Acorn Alley; thence along same in a southwardly direction sixty-five feet (65') to a point at the northeast corner of the eastern half of Lot No. 41, now of Dennis L. Smeltz; thence along the northern line of Lot No. 41 in a westerly direction one hundred sixty-eight feet (168') to a point on the east side of North Pine Street; thence along same in a northerly direction sixty-five feet (65') to the point and place of **BEGINNING**.

CONTAINING 10,920 square feet, more or less.

BEING Lot No. 42 on the Plan of Lots of the General Plan of the Borough of Uniontown, now Pillow Borough.

HAVING ERECTED THEREON a one story dwelling house.

BEING the same premises which Rosemary F. Welker, Executrix of the Estate of Mary R. Welker, and Rosemary F. Welker, single person, individually, by Deed dated October 2, 1998, and recorded in the Office for the Recording of Deeds in and for Dauphin County in Record Book 3228, Page 553, granted and conveyed unto Rosemary F. Welker for a one-half interest, Margaret I. Schreffler for a one-sixth interest, Sarah E. White for a one-sixth interest, and Dorothy Hoffman for a one-sixth interest, Grantors herein.

THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAXES FOR A ONE-HALF INTEREST AS A CONVEYANCE FROM THE ESTATE OF ROSEMARY F. WELKER TO THE SOLE HEIR. THE ENTIRE CONSIDERATION IS APPLIED TO THE 1/2 INTEREST OF THE MARGARET I. SCHREFFLER ESTATE, SARAH E. WHITE AND DOROTHY HOFFMAN.

TOGETHER with all and singular, the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right to the same belonging or in anywise appertaining, **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 said hereditaments and premises, hereby granted and released, or mentioned, and intended so to be, with the appurtenances, unto the said Party of the

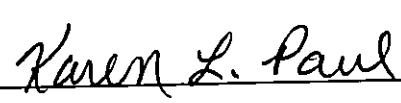
Second Part, his heirs and assigns, to and for the only proper use and behoof of the said Parties of the Second Part, his heirs and assigns forever,

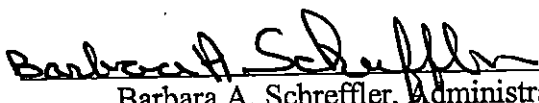
AND THE SAID Parties of the First Part, do by these presents, covenant, grant and agree to and with the said Party of the Second Part, his heirs and assigns, that Raymond E. Welker, Executor of the Estate of Rosemary F. Welker, Barbara A. Schreffler, Administratrix of the Estate of Margaret I. Schreffler, Sarah E. White and Dorothy Hoffman, have not done, committed, or knowingly or willingly suffered to be done, committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any party thereof, is, are shall or may be impeached, charged or encumbered, in title, charge, estate or otherwise howsoever.

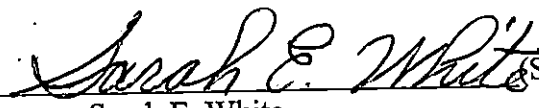
IN WITNESS WHEREOF, the said Parties of the First Part, have hereunto set their hands and seals the day and year first above written.

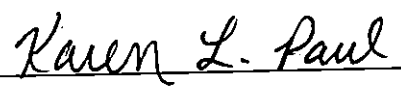
Signed, Sealed and
Delivered in the Presence of

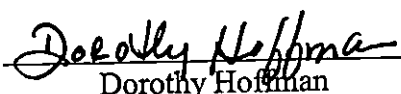
 (SEAL)
 Raymond E. Welker, Executor
 of the Estate of Rosemary F. Welker



 (SEAL)
 Barbara A. Schreffler, Administratrix
 of the Estate of Margaret I. Schreffler

 (SEAL)
 Sarah E. White

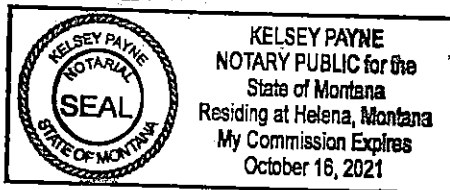


 (SEAL)
 Dorothy Hoffman

COMMONWEALTH OF PENNSYLVANIA)
) :SS
 COUNTY OF DAUPHIN)

On this, the 7th day of October, 2020, before me, a Notary Public, the undersigned officer, personally appeared Raymond E. Welker, Executor of the Estate of Rosemary F. Welker, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

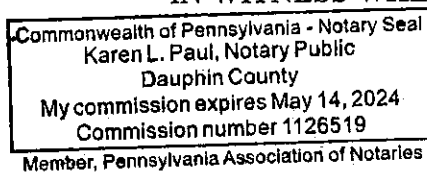


Kelsey Payne
 Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) :SS
 COUNTY OF DAUPHIN)

On this, the 1st day of September, 2020, before me, a Notary Public, the undersigned officer, personally appeared Barbara A. Schreffler, Administratrix of the Estate of Margaret I. Schreffler, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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



Karen L. Paul
 Notary Public

STATE OF KENTUCKY)
) :SS
 COUNTY OF JEFFERSON)

On this, the 26 day of August, 2020, before me, a Notary Public, the undersigned officer, personally appeared Sarah E. White, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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



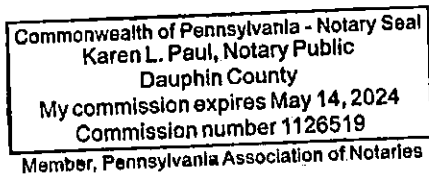
[Signature]
 Notary Public

#590951

COMMONWEALTH OF PENNSYLVANIA)
)
) :SS
COUNTY OF DAUPHIN)

On this, the 1st day of September, 2020, before me, a Notary Public, the undersigned officer, personally appeared Dorothy Hoffman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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



Karen L. Paul
Notary Public

I hereby certify that the precise residence of the Grantee in the within Deed is:

P.O. Box 6551
Helena, MT 59604

Earl Richard Etzner
Attorney for Grantee for recording
purposes only

**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: 300.00

Book: _____ Page: _____

Instrument Number: 20200028624

Date Recorded: 10-16-20

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Rosemary F. Welker Est., Margaret I. Schreffler E:		Telephone Number 406-202-4604		Grantee(s)/Lessee(s) Raymond E. Welker	
Mailing Address 3375 Wylie Drive #5-59602, P.O. Box 6551		Mailing Address 3375 Wylie Drive, #5-59602, P.O. Box 6551			
City Helena	State MT	ZIP Code 59604	City Helen	State MT	ZIP Code 59604

SECTION II REAL ESTATE LOCATION

Street Address Pine Street		City, Township, Borough Pillow Borough	
County Dauphin	School District Upper Dauphin Area	Tax Parcel Number 64-002-052	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☐ NO		
1. Actual Cash Consideration 30,000.00	2. Other Consideration + 0	3. Total Consideration = 30,000.00
4. County Assessed Value 51,000.00	5. Common Level Ratio Factor x 1.51	6. Computed Value = 77,010.00

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

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

- ☒ Will or intestate succession. Rosemary F. Welker Estate one-half interest 2219-0545
(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 <u>Earl Richard Etzweiler, Esquire</u>		Telephone Number <u>717 234-5600</u>	
Mailing Address <u>105 N. Front Street, Suite 100</u>	City <u>Harrisburg</u>	State <u>PA</u>	ZIP Code <u>17101</u>

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
Raymond E. Welker Earl Richard Etzweiler

Date
10/02/20

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



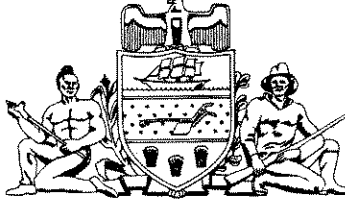
1830019105

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 #: 20200028624
RECORD DATE: 10/16/2020 3:06:13 PM
RECORDED BY: SKREVSKY
DOC TYPE: DEED
AGENT: ETZWEILER & WITHERS, LLC
DIRECT NAME: WELKER, ROSEMARY F. EST
INDIRECT NAME: WELKER, RAYMOND E.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$6.00

COMMONWEALTH OF PA: \$300.00
MUNICIPALITY: \$150.00 PILLOW BORO
SCHOOL DISTRICT: \$150.00 UPPER DAUPHIN
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 64-002-052-000-0000

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