

RECORDATION REQUESTED BY:

Terrence J. Kerwin, Esq.
4245 State Route 209
Elizabethville, PA 17023
(717) 362-3215

WHEN RECORDED MAIL TO:

Kerwin & Kerwin, LLP
4245 State Route 209
Elizabethville, PA 17023
(717) 362-3215

TAX PARCEL NO. 65-025-057-000-0000

SEND TAX NOTICES TO:

507 Shaffer Road
Millersburg, PA 17061

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THIS DEED,

Made the 8th day of November, Two Thousand Twenty-Two
(2022).

BETWEEN **TIMOTHY M. TRAVITZ** and **KAREN R. TRAVITZ**,
husband and wife, of Dauphin County, Pennsylvania, and **SARAH E. RUMMEL**, of Dauphin County, Pennsylvania and **REBEKAH BROUCH**, of the State of Ohio, GRANTORS and parties of the first part

A N D

DAVID A. TROUTMAN and **PAMELA S. TROUTMAN**, husband and wife, of Dauphin County, Pennsylvania, GRANTEEES and parties of the second part.

WITNESSETH that the said parties of the first part, for and in consideration of the sum of **TWO HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$229,900.00)** lawful money of the United States of America, unto them well and truly paid by the said parties of the second part, at or 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 parties of the second part, their heirs and assigns forever,

ALL THAT CERTAIN piece or parcel of land situate in the Township of Upper Paxton, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the Northeastern intersection of Shaffer Road and Virginia Avenue on hereinafter-mentioned Plan of Lots; thence along the Eastern side of Shaffer Road, North 44 degrees 22 minutes East, 106.4 feet to a point at the intersection of Lots Nos. 229 and 230; thence in an Easterly direction, along a line parallel to Virginia Avenue, South 73 degrees, 52 minutes East, 161.7 feet to a point approximately in the center of Lot No. 228; thence through the Southern portion of Lot No. 228, South 23 degrees 20 minutes West, 119.2 feet to a point on the Northern side of Virginia Avenue; thence along same, North 66 degrees 40 minutes West, 198.0 feet to a point at the place of BEGINNING.

BEING all of Lot No. 229 and portions of Lots Nos. 230 and 228 on the Plan of Lots of Addition No. 3 to Cloverly Acres, which Plan is recorded in Plan Book "V", Page 23, Dauphin County Records.

THE ABOVE description is in accordance with a Survey dated April 15, 1964, by K.I. Daniel, Registered Professional Engineer.

SUBJECT to the Restrictions of Addition No. 3 to Cloverly Acres, recorded October 7, 1957, in Misc. Book "E", Vol. 9, Page 408, Dauphin County Records.

FURTHER SUBJECT to a restriction that the single detached family dwelling located on the lot will not be removed or demolished for at least a period of 10 years after the date of the Deed. This restriction does not prevent alterations or improvements to the dwelling unit. This restriction will become null and void 10 years after the date of the Deed. Enforcement of this restriction shall be by proceedings in law or equity against any person or persons violating this restriction, with the violator being responsible for all costs and fees.

BEING the same premises in which Timothy M. Travitz and Karen R. Travitz, husband and wife, acquired a one-half ($\frac{1}{2}$) interest by Deed dated November 20, 2004 and recorded in the Recorder of Deeds Office of Dauphin County in Record Book 5774, Page 620. Also being the same premises in which Sarah E. Rummel and Rebekah Brouch acquired a one-half ($\frac{1}{2}$) interest by Deed dated February 11, 2022 and recorded in the Recorder of Deeds Office of Dauphin County to Instrument No. 20220005618. Timothy M. Travitz and Karen R. Travitz, husband and wife, as owners of one-half ($\frac{1}{2}$) interest, and Sarah E. Rummel and Rebekah Brouch, as owners of the other one half ($\frac{1}{2}$) interest, are the GRANTORS herein.

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, 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, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above-described with the messuage or tenement, thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns, FOREVER

AND the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that they the said parties of the first part, their heirs all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against them, the said parties of the first part, and their heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,

SHALL AND WILL SPECIALLY WARRANT AND DEFEND

IN WITNESS WHEREOF, three of the parties of the first part have to these presents set their hands and seals, dated November 14, 2022. Rebekah Brouch is signing on a separate notary page.

Signed, Sealed and Delivered
In the Presence of

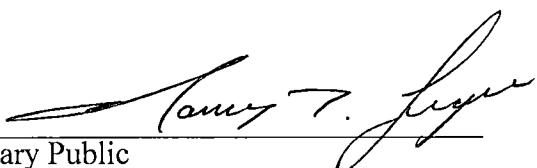
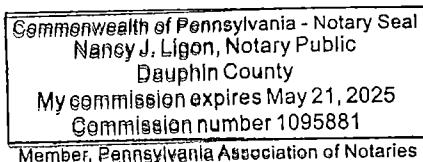
Terrance J. Keum
as to all.

Timothy M. Travitz (SEAL)
TIMOTHY M. TRAVITZ
Karen R. Travitz (SEAL)
KAREN R. TRAVITZ
Sarah E. Rummel (SEAL)
SARAH E. RUMMEL

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN :

On this the 14th day of November, 2022, before me a Notary Public, the undersigned officer, personally appeared **TIMOTHY M. TRAVITZ** and **KAREN R. TRAVITZ**, husband and wife, 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.

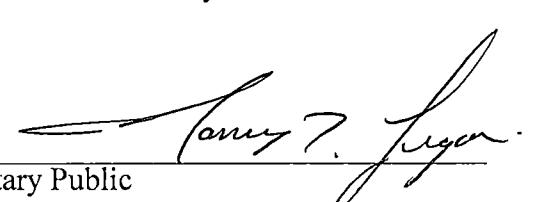


Nancy J. Ligon
Notary Public

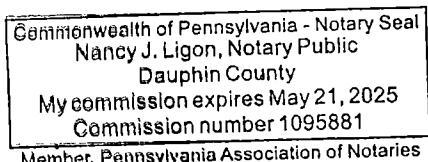
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN :

On this the 14th day of November, 2022, before me a Notary Public, the undersigned officer, personally appeared **SARAH E. RUMMEL**, 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 have hereunto set my hand and official seal.



Nancy J. Ligon
Notary Public



IN WITNESS WHEREOF, Rebekah Brouch, one of the parties of the first part on a deed for the property known as Parcel No.62-025-057-000-0000, has set her hand and seal this 8th day of November, 2022.

Signed, Sealed and Delivered
In the Presence of

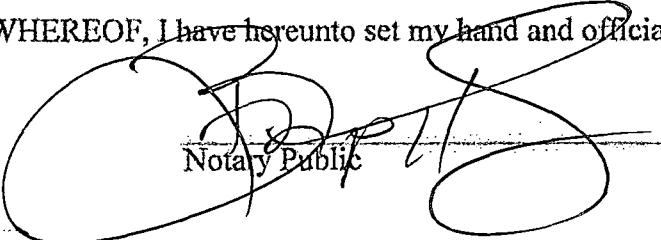

REBEKAH BROUCH (SEAL)

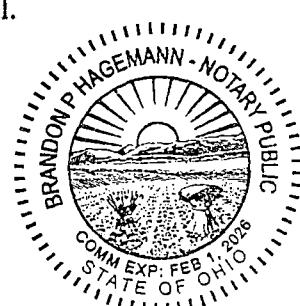
STATE OF OHIO

COUNTY OF LICKING

On this the 8 day of November, 2022, before me a Notary Public, the undersigned officer, personally appeared **REBEKAH BROUCH**, 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 have hereunto set my hand and official seal.


Notary Public



I hereby certify that the precise address of the Grantees herein is:

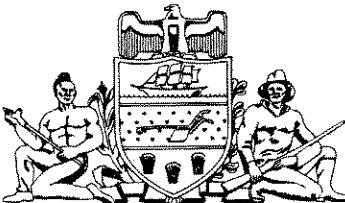
507 Shaffer Road
Millersburg, PA 17061


TERRENCE J. KERWIN, ESQ.
Attorney for Grantees

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meek
First Deputy
www.dauphinc.org/deeds

Dauphin County



Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20220034046
RECORD DATE: 11/22/2022 9:21:00 AM
RECORDED BY: CWASHINGER
DOC TYPE: DEED
AGENT: KERWIN & KERWIN
DIRECT NAME: TRAVITZ, TIMOTHY M.
INDIRECT NAME: TROUTMAN, DAVID A.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$2.00

COMMONWEALTH OF PA: \$2299.00
MUNICIPALITY: \$1149.50 UPPER PAXTON TWP
SCHOOL DISTRICT: \$1149.50 MILLERSBURG
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 65-025-057-000-0000

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

A handwritten signature of James M. Zugay.

James M. Zugay, Recorder of Deeds



THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT