

RECORDATION REQUESTED BY:

Joseph D. 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.: 38-007-031

SEND TAX NOTICES TO:

302 W. Main Street  
Lykens, PA 17048

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**THIS DEED,**

Made the **12<sup>th</sup>** day of April, Two Thousand Sixteen (2016),

BETWEEN **DEBRA KAY BORDNER**, widow, of the Borough of Elizabethville, County of Dauphin and Commonwealth of Pennsylvania, GRANTOR and party of the first part

A N D

**CASSANDRA K. BOUSMAN and VINCENT A. BOUSMAN**, wife and husband, of the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, GRANTEES and parties of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of **ONE DOLLARS (\$1.00)** lawful money of the United States of America, unto her 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, 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 parties of the second part, their heirs and assigns forever,

ALL THAT CERTAIN messuage, tenement and lot or piece of ground lying situate at the Southeast corner of Main and Edward Streets in the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows; to wit:

BEGINNING on the South side of Main Street, forty feet (40') and extending southward of the same width, one hundred forty feet (140') to a 20 foot (20') wide alley; being Lot Number 497 as marked on the plan of the town (now Borough) of Lykens, as laid out for Edward Gratzby by Daniel Hoffman, C.E. in the year 1848 and W.W. Foster in the year 1963, said lot commencing at the Southeast corner of Main and Edward Streets; thence eastward along the South side of Main Street, a distance of forty feet (40'); thence southwardly along the western line of Lot No. 496, one hundred forty feet (140') to said alley; thence westward along the North side of said alley forty feet (40') to Edward Street, and thence northward along the eastern line of Edward Street, one hundred forty feet (140') to the place of BEGINNING.

Tax Map No. 38-007-031.

BEING the same premises which The Secretary of Housing and Urban Development by its Deed dated December 6, 2013 and recorded December 12, 2013, in the Recorder of Deeds Office of Dauphin County to Instrument # 20130037494 granted and conveyed unto Robert E. Bordner and Debra Kay Bordner, husband and wife. The said Robert E. Bordner died March 10, 2016, predeceasing his wife, Debra Kay Bordner, at which time the entire title vested by operation of law in the said Debra Kay Bordner, the GRANTOR herein.

THIS DEED MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE OF THE LAND DESCRIBED HEREIN, AND THE OWNER OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY BUILDING THEREON ERECTED. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATE OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

THIS IS A CONVEYANCE FROM MOTHER TO DAUGHTER AND SON-IN-LAW AND IS, THEREFORE, EXEMPT FROM REALTY TRANSFER TAXES.

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 party 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

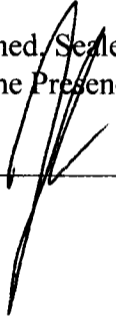
message or tenement, thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns, FOREVER.

AND the said party of the first part, for herself, her heirs, executors and administrators, does by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that she the said party of the first part, her 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 her, the said party of the first part, and her 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, the said party of the first part has to these presents set her hand and seal, dated the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

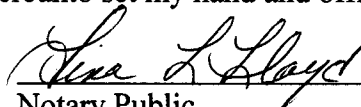
  
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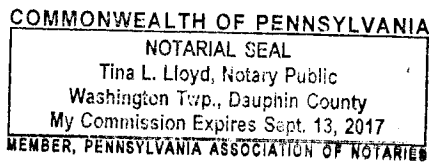
  
\_\_\_\_\_ (SEAL)  
**DEBRA KAY BORDNER**

COMMONWEALTH OF PENNSYLVANIA :  
:  
COUNTY OF DAUPHIN :

On this the 12<sup>th</sup> day of **April, 2016**, before me a Notary Public, the undersigned officer, personally appeared **DEBRA KAY BORDNER**, widow, 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 Grantee herein is:

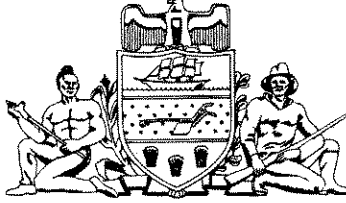
302 W. Main Street  
Lykens, PA 17048

  
\_\_\_\_\_  
JOSEPH D. KERWIN, ESQUIRE  
Attorney for Grantee  
For Recording Only

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 #: 20160008544  
RECORD DATE: 4/13/2016 1:54:14 PM  
RECORDED BY: SKREVSKY  
DOC TYPE: DEED  
AGENT: KERWIN & KERWIN  
DIRECT NAME: BORDNER, DEBRA KAY  
INDIRECT NAME: BOUSMAN, CASSANDRA K.

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

LYKENS BORO  
UPPER DAUPHIN  
AOPC: \$35.50  
AFFORDABLE HOUSING: \$13.00

UPICount: 1  
UPIFee: 20  
UPIList: 38-007-031-000-0000

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

James M. Zugay, Recorder of Deeds



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THIS IS A CERTIFICATION PAGE

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**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT