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BUCKS COUNTY
RECORDER OF DEEDS

Prepared By: Diane H. Yazujian, Esquire
Return To: Diane H. Yazujian, Esquire
P.O. Box 1099
North Wales, PA 19454
(215) 699-2203

Parcel No.: 26-1-60

This Indenture Made the 23rd day of February, in
the year of our Lord two thousand and seventeen (2017).

Between BARBARA L. KATANA, By her Agent, ANDREW T. KATANA, under
Power of Attorney dated January 9, 2014, and ANDREW T. KATANA
(hereinafter called the Grantors), of the one part, and
ANDREW T. KATANA (hereinafter called the Grantee), of the other
part,

Witnesseth, That the said Grantors for and in consideration of the
sum of One Dollar (\$1.00) lawful money of the United States of
America, unto them well and truly paid by the said Grantee, at or
before the sealing and delivery hereof, the receipt whereof is
hereby acknowledged, have granted, bargained and sold, released and
confirmed, and by these presents do grant, bargain and sell,
release and confirm unto the said Grantee, his heirs and assigns,
in fee:

ALL THAT CERTAIN lot or land along the North side of the Line-
Lexington-Chalfont Road in the Township of New Britain, County of
Bucks and State of Pennsylvania, bounded and described according to
a recent Survey and Plan dated August 9, 1950 as prepared by
Stanley F. Moyer, Registered Engineer and Land Surveyor of
Souderton, Pennsylvania, being Lot No. 1 on said Plan.

BEGINNING at an iron pin a corner of lands of now or late P. H. Acheson and Grantor in the middle of the Line-Lexington-Chalfont Road (33 feet wide); thence along land of now or late P. H. Acheson North 7 degrees 30 minutes East the distance of 339.50 feet to an iron pin, a corner; thence along land formerly of Casper Kern, North 55 degrees 37 minutes East the distance of 235.06 feet to an iron pin, a corner; thence along Lot No. 2 recently conveyed to George Turner South 7 degrees 30 minutes West the distance of 546.44 feet to a spike in a corner in the middle of the Line Lexington-Chalfont Road; thence along the middle of the same North 82 degrees 30 minutes West the distance 175 feet to the place of BEGINNING.

CONTAINING 1.88 acres of land more or less.

BEING COUNTY PARCEL NUMBER 26-1-60.

BEING the same premises which Barbara L. Katana, formerly Barbara L. Lowery, by DEED bearing date the 15th day of August, 1990, and recorded on the 16th day of August, 1990, in the Office for the Recorder of Deeds, in and for the County of Bucks, in Deed Book No. 0209 Page 1719, granted and conveyed unto Barbara L. Katana and Andrew T. Katana, wife and husband.

THIS IS A CONVEYANCE FROM WIFE AND HUSBAND TO HUSBAND AND IS THEREFORE EXEMPT FROM TRANSFER TAX.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in; and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever, in fee.


And the said Grantors, for themselves, their executors and administrators do covenant, grant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the

hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, them or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered
IN THE PRESENCE OF US:**



BARBARA L. KATANA, by her Agent
ANDREW T. KATANA, under Power of
Attorney dated January 9, 2014

COPY



ANDREW T. KATANA (SEAL)

Commonwealth of Pennsylvania:

: ss

County of Montgomery

On this, the 23rd day of February, 2017, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared ANDREW T. KATANA, as Agent under Power of Attorney of BARBARA L. KATANA, dated January 9, 2014, and ANDREW T. KATANA, individually, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DIANE H. YAZUJIAN, Notary Public
Upper Gwynedd Township, Montgomery County
My Commission Expires March 19, 2019


Notary Public

DEED

BARBARA L. KATANA
by her Agent, ANDREW L. KATANA
under Power of Attorney Dated January 9, 2014
and
ANDREW T. KATANA

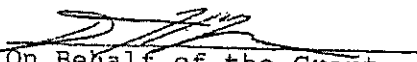
TO

ANDREW T. KATANA

Premises: 150 New Galena Road
Township of New Britain
County of Bucks
Pennsylvania

The residence of the within-named Grantee is:

PO Box 45
Line Lexington, PA 18932


On Behalf of the Grantee