

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 62-00-01063-00-9 UPPER SALFORD TOWNSHIP
 939 OLD SUMNEYTOWN PIKE
 MOYER KENNETH R & MARY I \$15.00
 B 009 L 5 U 017 1101 07/25/2019 JG

Commitment Number: PA19102421

This instrument prepared by:

Jay A. Rosenberg, Esq., Pennsylvania Bar No. 325011, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

After Recording, Send To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
 62-00-01063-00-9

SPECIAL/LIMITED WARRANTY DEED

Kenneth R. Moyer and Mary I. Moyer, husband and wife, hereinafter grantors, whose tax-mailing address is 2304 Mill Hill Road, Quakertown, PA, for \$165,000.00 (One Hundred Sixty Five Thousand Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to L. Ronald Offner, hereinafter grantee, whose tax mailing address is 939 Old Sumney Pike, Upper Salford Township, PA 19438, the following real property:

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in the Township of Upper Salford, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Vincent Landis by Urwiler & Walter, Inc., Sumneytown, Pennsylvania, Registered Professional Engineers, dated December 4, 1984 and last revised on June 10, 1985, and recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A46, page 400, as follows, to wit: BEGINNING at a point in the center line of Old Sumneytown Pike (legal right of way line thirty-three feet wide) (to be widened at a future date as shown on the above mentioned Plan), said point of beginning along the aforesaid lands and passing over a concrete monument set on the Southwesterly side of Old Sumneytown Pike South thirty-three degrees seven minutes zero seconds West three hundred five and Sixty-six one-hundredths feet to an iron pin found to a point a

corner of lot Number 3 as shown on the above mentioned Plan; thence extending along the aforesaid lot the three (3) following courses and distances, as follows, to wit: thence (1) North twenty-nine degrees twenty-seven minutes thirty-four seconds west three hundred fifty-four and eight one-hundredths feet to an iron pin to be set; thence North fifty-four and eight one-hundredths feet to an iron pin to be set; thence (2) North eighty-eight one-hundredths feet to an iron pin to be set; thence (3) extending along the same and re-crossing the aforesaid Old Sumneytown Pike North Sixty-nine degrees twelve minutes twenty seconds East one hundred eighty-six and twenty-one one-hundredths feet to the aforesaid center line of Old Sumneytown Pike; thence extending along the aforesaid center line South fifty degrees twelve minutes zero seconds East two hundred sixty and fifteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 5 as shown on the above mentioned Plan. CONTAINING 2.596 Acres of land more or less Gross and 2.410 Acres of land more or less Net.

Property Address is: 939 Old Sumneytown Pike, Upper Salford Township, PA 19438

Prior instrument reference: Official Records Book 4777, Page 539

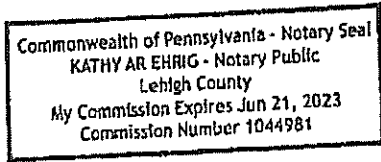
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 10, 2019:
 Kenneth R. Moyer by Kenneth L. Moyer as Attorney in fact
 Kenneth R. Moyer by Kenneth L. Moyer as Attorney in Fact
 Mary I. Moyer by Dwayne P. Moyer as Attorney in fact
 Mary I. Moyer by Dwayne P. Moyer as Attorney in Fact

STATE OF Pennsylvania
 COUNTY OF Montgomery

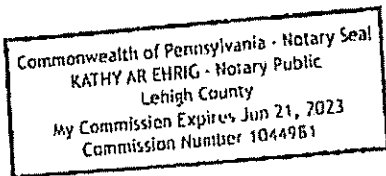
The foregoing instrument was acknowledged before me on July 10, 2019 by Kenneth L. Moyer who is attorney in fact for Kenneth R. Moyer who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
 Notary Public

STATE OF Pennsylvania
 COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on July 10, 2019 by Dwayne P. Moyer who is attorney in fact for Mary I. Moyer who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
 Notary Public

Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the
within named grantee/s is L. Ronald Offner

Name

939 Old Summitown Pike, Upper Salford Township, PA 19458
Address, City, State, Zip code

Melony Smith
Signature of Person Completing Certificate

Melony Smith
Print Signature