

File No. G05-4828

This Indenture, made the 29<sup>th</sup> day of Nov.,  
2005

Between

**RALPH R. RISTENBATT and BONNIE J. RISTENBATT, husband and wife, Record Owners and DANIEL A. LEISS and DORIAN J. LEISS, husband and wife, Equitable Owners**

(hereinafter called the Grantors), of the one part, and

**KAREN S. SWITZER, single woman**

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **\$136,500.00** 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, her heirs and assigns,

ALL THAT CERTAIN house and lot of ground situate in the Township of South Lebanon, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Said premises being known as **726 S. Lincoln Avenue, Lebanon**

BEGINNING at a point on the east side of South Lincoln Avenue at the northwest corner of property now or late of David M. Bernardo; thence along said premises now or late of David M. Bernardo eastwardly 120 feet to a point on the west side of the 15 feet wide alley; thence along the west side of said alley northwardly 100 feet to a point at premises now or late of John A. Dullebawn and Jane L. Dullebawn, his wife; thence along said premises now or late of John A. Dullebawn and Jane L. Dullebawn westwardly 120 feet to a point on the east side of Lincoln Avenue; thence along the east side of Lincoln Avenue southwardly 100 feet to a point, the place of BEGINNING.

Being the same premises which Elizabeth A. Shultz, and Ralph R. and Bonnie J. Ristenbatt, his wife by Deed dated March 5, 1998 and recorded March 26, 1998 in the Recorder of Deeds Office, Lebanon County, Pa., in Deed Book 338 page 492, granted and conveyed unto Ralph R. Ristenbatt and Bonnie J. Ristenbatt, his wife, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 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 above, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

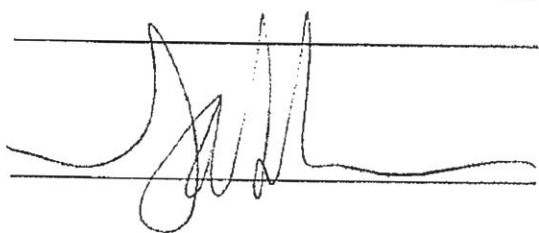
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Specially 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:

COPY



Ralph R. Ristenbatt {SEAL}  
RALPH R. RISTENBATT

Bonnie J. Ristenbatt {SEAL}  
BONNIE J. RISTENBATT

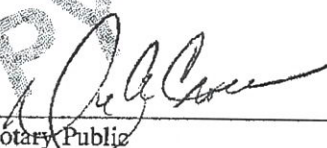
Daniel A. Leiss (SEAL)  
DANIEL A. LEISS

Dorian J. Leiss (SEAL)  
DORIAN J. LEISS

Commonwealth of Pennsylvania :  
County of Lebanon : ss


On this the 29 day of, Nov., 2005 before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Lebanon, the undersigned Officer, personally appeared **RALPH R. RISTENBATT** and **BONNIE J. RISTENBATT**, husband and wife, Record Owners and **DANIEL A. LEISS** and **DORIAN J. LEISS**, husband and wife, Equitable Owners 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 purposes therein contained.

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

**COPIES**  
  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

726 S. Lincoln Ave, Lebanon, Pa. 17042

  
\_\_\_\_\_  
On behalf of the Grantee

**COMMONWEALTH OF PENNSYLVANIA**  
Notarial Seal  
**Debra A. Croce, Notary Public**  
North Cornwall Twp., Lebanon County  
My Commission Expires April 29, 2008

Prepared by:  
**CHRISTIANSON MEYER**  
411 Chestnut Street  
Lebanon, Pa. 17042  
717-273-1651