

INST#: 201200001111 Recorded: 07/31/2012 at 11:38:36 AM 4 PAGES ROB, RECORDER OF DEEDS, DAUPHIN COUNTY, PA. RECORDED BY DEPUTY CLERK: MARY

This Indenture made the 26th day of July 2012,

Between

NINA NEWHOUSE

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

SAMMY SELLERS AND SARA SELLERS, husband and wife

(hereinafter called the Grantees) of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of **One Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars (\$143,500.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees as them heirs and assigns,

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

SITUATE on the North West side of Main Street at the distance of Three Hundred Five feet and Six inches Southward from the South side of South Street in the township of Lower Paxton Township, Dauphin County.

CONTAINING in front or breadth on the side of said Main Street 15 feet and extending of that width in length or depth Northwestward at parallel lines at right angles to the said Main Street 80 feet 6 inches to the middle of a certain 15 feet wide driveway loading from the said South Street to North Street.

Being Parcel ID# 1000000000

Being No. 123 Main Street Harrisburg, PA

BEING the same premises which Brian Byers, Administrator of the Estate of Betty Byers by Indenture dated 11/22/1998 and recorded 12/07/1998 in the Office of the Recorder of Deeds in and for the County of Dauphin, in the Commonwealth of Pennsylvania, In Deed Book 1111 and Page 142, granted and conveyed unto Nina Newhouse.

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 Grantor, 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the said Grantor, for himself, heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that they, the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantor and his 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, them, or any of them, shall and will **SUBJECT** as aforesaid,

WARRANT and forever DEFEND

Sealed and Delivered
IN THE PRESENCE OF US:

_____ *Nina Newhouse*
Nina Newhouse

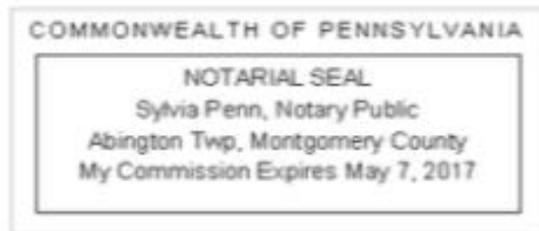
Commonwealth of Pennsylvania
County of Dauphin } ss

On this the **26th** day of **July, 2012** before me, the undersigned officer, **Nina Newhouse**, known to me or (satisfactorily proven) to be the person whose names is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Sylvia Penn
Notary Public

My commission expires *May 7, 2017*



The premise residence and complete post office address of the above-named Grantees is:

123 Main Street Harrisburg, PA
Lydia Landtransfer
On behalf of the Grantees