

30  
SPECIAL  
WARRANTY DEED

THIS DEED,

MADE the 30 day of March in the year two thousand six.

BETWEEN

BRUCE ALAN HOMES, INC. formerly know as KB HOMES, INC.,  
a Pennsylvania corporation, Grantor

- A N D -

ROBERT S. BUCKLEY, III, Grantee

WITNESSETH, that in consideration of One Hundred Thousand and XX/100 Dollars (\$100,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee,

ALL THAT CERTAIN tract of land situate in the Township of Lower Paxton, County of Dauphin, Commonwealth of Pennsylvania, being part of a tract of land containing 1.03 acres, as designated on a plan prepared by L.P. Horne, State Registered Surveyor, dated September 4, 1947, for the property of Russell D. Sholly, more particularly bounded and described as follows, to wit:

BEGINNING at a point or stake on the Eastern line of Deaven Lane Road, leading to old U.S. Route #22, as shown on said plan, said point or stake being located at the Southern line of land now or formerly of Ethel Alberts, and being at the division line between the land herein conveyed and said land now or formerly of Ethel Alberts, said point or stake also being located North, three (3) degrees, fifty-two (52) minutes West, a distance of two hundred twelve and twenty-six hundredths (212.26) feet, be the same more or less, from the Northeastern corner of the intersection of the Beaver Station Road and said Deaven Lane Road leading to old U.S. Route #22, as shown on said plan; said point or stake also being located South, three (3) degrees, fifty-two (52) minutes East, a distance of sixty (60) feet from a stake in the Eastern line of said Deaven Lane Road, said stake being at the Northern line of said land now or formerly of Ethel Alberts, and being at the division line between land now or formerly of Charles R. Franks, containing 3.50 acres, as shown on said plan and said lands now or formerly of Ethel Alberts; thence North, seventy-seven (77) degrees twenty-one (21) minutes East, in a line parallel with the Southern line of said lands now or formerly of Charles R. Frank, said sixty (60) feet distant therefrom, and along the Southern line of lands now or formerly of Ethel Alberts, a distance of ninety-two and five tenths (92.5) feet, be the same more or less, to a point in the Western line of land now or formerly of Samuel

J. McClean, et ux, Geraldine M.; thence South, twelve (12) degrees thirty-nine (39) minutes East, along said Western line of land now or formerly of Samuel J. McClean, et ux, Geraldine M., a distance of seventy (70) feet, to a point in the Northern line of land now or formerly of Francis E. Sholly, et ux, Marguerite A. Sholly; thence along the Northern line of said land now or formerly of Francis E. Sholly, et ux, Marguerite A. Sholly, in a line parallel to said Southern line of land now or formerly of Ethel Albert, and seventy (70) feet distance therefrom, South, seventy-seven (77) degrees twenty-one (21) minutes West, a distance of one hundred (100) feet, be the same more or less, to a point in the Eastern line of Deaven Lane Road; thence North, three (3) degrees, fifty-two (52) minutes East along the Eastern line of Deaven Lane Road, a distance of seventy (70) feet to a point in the Southern line of land now or formerly of Ethel L. Alberts, being the place of BEGINNING.

HAVING THEREON ERECTED a one (1) story cinder block ranch type dwelling house.

BEING the same premises which David Russell Sholly a/k/a Russell D. Sholly and Emily M. Sholly, his wife, by Sharon E. Dunkle, their Attorney-in-Fact, by Deed dated February 23, 2001, and recorded March 9, 2001, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3896, Page 208, granted and conveyed unto KB Homes, Inc.

UNDER AND SUBJECT to easements, covenants, reservations, restrictions and right-of-ways of record.

AND the said grantor will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

Signed and delivered in the presence of

BRUCE ALAN HOMES, INC.  
F/K/A KB HOMES, INC.

\_\_\_\_\_ |

By:

  
\_\_\_\_\_  
Bruce A. Barilar  
President *BJW*

CERTIFICATE OF RESIDENCE

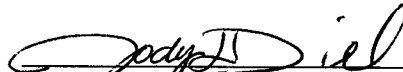
I hereby certify that the precise residence of the grantee herein is as follows: \_\_\_\_\_

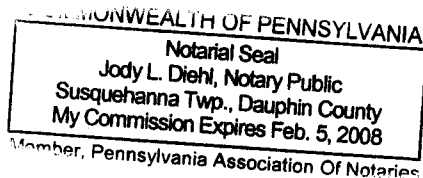
Commonwealth of Pennsylvania  
County of Dauphin

On this, the 30 day of March, 2006, before me, the undersigned officer, personally appeared Bruce A. Barilar, who acknowledged himself to be the President of BRUCE ALAN HOMES, INC. F/K/A KB HOMES, INC., a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

My commission expires:

  
\_\_\_\_\_  
Notary Public



REV-183 EX (6-96)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	1000.00
Book Number	
Page Number	20060041807
Date Recorded	10.10.2006

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Blue Mountain Settlement Agency			Telephone Number:	
Street Address	City	State	Zip Code	Area Code	(717) 909-8920
	Harrisburg	PA	17112		

**B TRANSFER DATA**

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Brill Allen Homes	Robert S. Buckley III
Street Address	Street Address
320 North Front Street	1900 NW 33rd Court #9
City	City
Wormleysburg PA	Pompano Beach FL
State	State
PA	FL
Zip Code	Zip Code
17043	33064

**C PROPERTY LOCATION**

Street Address	City, Township, Borough
6500 Dovenshure Heights Rd.	Lower Paxton
County	School District
Dauphin	Central Dauphin
	Tax Parcel Number
	35-047-048

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
100,000	+ N/A	= 100,000
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
49,200	x 1.33	= 65,436

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) deed is over 30 days old due to a legal description discrepancy

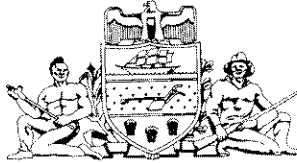
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	10/9/06

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

James M. Zugay, Esq.  
Recorder of Deeds  
(717) 780-6560

Candace E. Meck  
First Deputy



## Recorder of Deeds

Harrisburg, Pennsylvania

### CERTIFIED END PAGE

**Location:**  
Dauphin County Courthouse  
Room 102  
Front & Market Streets  
Harrisburg, PA 17101

INSTRUMENT #: 20060041807  
RECORD DATE: 10/10/2006 3:27:16 PM  
RECORDED BY: CMECK  
DOC TYPE: DEED  
AGENT: PREMIER ABSTRACTS UNLIMITED INC.  
DIRECT NAME: BRUCE ALAN HOMES, INC.  
INDIRECT NAME: BUCKLEY, ROBERT S. III

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

COMMONWEALTH OF PA: \$1000.00  
MUNICIPALITY: \$500.00 LOWER PAXTON TWP  
SCHOOL DISTRICT: \$500.00 CENTRAL DAUPHIN  
AOPC: \$10.00  
AFFORDABLE HOUSING: \$13.00

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**

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THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT