

## CONDITIONS OF SALE OF REAL ESTATE

OF

FAYE L. KIRCHNER

1. The real estate subject to this sale shall be taken to be correctly described as set forth in the attached Exhibit "A". This description is taken from the Deed in the York County Recorder of Deeds Office dated July 7, 1983 and recorded at Book 85Y, page 1120. If any Buyer desires a description on the basis of actual survey, the costs of any survey shall be paid for by the Buyer. The property is being sold in its "AS IS" condition.

2. The highest and best bidder shall be declared the Buyer. In the event of a dispute among bidders, the property being bid upon shall be withdrawn and offered again for sale at the last mentioned bid. One open bid is reserved.

3. Taxes will be prorated on a fiscal year basis to the date of settlement.

4. All State, Township or Local Real Estate Transfer Taxes shall be split evenly by the Buyer and the Seller.

5. All risk of loss by fire, storm, wind or other acts of God after this date shall be the risk of the Buyer and there shall be no obligation upon the Seller to keep the property insured, although the Buyer shall have the benefit of any insurance which may be upon the property until settlement.

6. As soon as the property is struck off, the Buyer will be required to sign these Conditions of Sale and to pay Ten (10%) percent of the purchase money in cash or by approved check and shall be required to pay the balance of the purchase money in cash or by certified check within forty-five (45) days hereafter at the office of CGA Law Firm, 106 Harrisburg Street, East Berlin, Pennsylvania 17316, at which time a Deed to the premises, using the

description from the attached Exhibit "A", shall be delivered to the Buyer, conveying a fee simple title to the premises, **SPECIAL WARRANTY**, free and clear of all liens and encumbrances, excepting as applicable existing restrictions, applicable zoning ordinances, subdivision ordinances and variations in premises dimensions due to variations in dimension of road adjoining the premises. Time shall be of the essence.

7. Buyer has had the right to inspect the property, and either has inspected the property or waives the right to do so. The Buyer agrees to purchase the property as a result of this inspection or the waiver of the right to inspect, and not because of any reliance upon any representation made by Seller or any representation of Seller's agents. The Buyer agrees to purchase the property in its present condition. Seller makes no warranty whatsoever concerning the condition of said property. **THE BUYER HEREBY WAIVES ANY WARRANTIES ARISING BY OPERATION OF LAW.**

8. Buyer acknowledges that this agreement is not conditioned on their ability to procure financing. Buyer represents that they have made prior arrangements for procuring the purchase money. No verbal representation by Seller or Seller's agents constitutes a waiver of this paragraph.

9. The value of heating fuel remaining on the premises at the time of settlement shall be paid by Buyer to Seller.

10. All personal property, wheresoever situate, is reserved.

11. Possession of premises shall be delivered to the respective Buyer at settlement upon payment of the full amount of the purchase price due from the Buyer.

12. If any Buyer fails to comply with these Conditions of Sale, they shall forfeit all monies paid on account of the purchase price and such additional sum of money as will fully

compensate Seller upon a resale of the premises at either public or private sale with or without notice to the Buyer thereof; or the Seller, at Seller's option, may secure by appropriate action the specific performance of the contract. If for any reason a title as provided in Paragraph 6 cannot be given by Seller to Buyer, Buyer shall have the option of taking such title as Seller can give, without abatement of price, or of being repaid all monies paid on account by Buyer to Seller and there shall be no further liability on the part of the Seller.

**IN WITNESS WHEREOF**, the undersigned have caused these Conditions of Sale to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Witness:

\_\_\_\_\_

By: \_\_\_\_\_  
Faye L. Kirchner, Seller

\_\_\_\_\_, hereby acknowledge(s)  
that he/she/they have become the Buyer(s) of certain real estate of FAYE L. KIRCHNER more  
particularly described in Exhibit "A" attached, for the sum of \_\_\_\_\_

\_\_\_\_\_  
(\$ \_\_\_\_\_) Dollars and that the sum of \_\_\_\_\_  
\_\_\_\_\_ (\$ \_\_\_\_\_) Dollars has been paid  
down by the Buyer(s) by way of a deposit to the law firm of CGA LAW FIRM, the receipt  
whereof is hereby acknowledged and that the foregoing Conditions of Sale shall be taken as the  
terms of Agreement for the purchaser(s) respectively in all things.

WITNESS our hands and seals the day and year first above written.

Witness:

\_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Faye L. Kirchner, Seller

Witness:

\_\_\_\_\_

\_\_\_\_\_ (SEAL)  
Buyer

\_\_\_\_\_ (SEAL)  
Buyer

Telephone: \_\_\_\_\_

Attorney/Representative: \_\_\_\_\_

## EXHIBIT "A"

**ALL** that certain lot of ground with the improvements thereon erected, situate in New Salem Borough, York County, Pennsylvania, being more particularly bounded and described as follows:

**BEGINNING** at a point on the Eastern side of Friar Road at corner of Lot No. 130; thence along the Eastern side of Friar Road, North eight (08) degrees twenty-seven (27) minutes forty (40) seconds West, one hundred (100) feet to a point at the corner of Lot No. 132; thence along said Lot No. 132, North eighty-one (81) degrees thirty-two (32) minutes twenty (20) seconds East, one hundred seventy-nine and forty-two one-hundredths (179.42) feet to a point at lands now or formerly of Wellington A. Harbold; thence along lands now or formerly of Wellington A. Harold and Lester E. Hoffman, South eighteen (18) degrees twenty-two (22) minutes twenty (20) seconds East, one hundred one and fifty-two and one-hundredths (101.52) feet to a point at the corner of Lot No. 130; thence along said Lot No. 130, South eighty-one (81) degrees thirty-two (32) minutes twenty (20) seconds West, one hundred ninety-six and eighty-nine one-hundredths (196.89) feet to the point and place of BEGINNING.

BEING Lot No. 131, and numbered 17 Friar Road on the Final Plan of Sherwood Forest dated May 25, 1974, as prepared by Gordon L. Brown and Associates, Registered Surveyor, and recorded in the Office of the Recorder of Deeds in and form York County, Pennsylvania, in Plan Book X, Page 515, and re-recorded on January 8, 1980, in Plan Book BB, page 732.

**SUBJECT, NEVERTHELESS**, to certain covenants and restrictions dated October 29, 1969 and recorded in said Recorder's Office in Deed 62-S, page 495, and amended April 23, 1970 in Deed Book 63-D, Page 310.

The aforesaid Development, known as Sherwood Forest, was annexed to New Salem Borough by Order of the Court of Common Pleas of York County, Pennsylvania, dated April 24, 1972, as found in proceedings at No. 7, August Term, 1969.

**BEING THE SAME PREMISES** which Harry G. Wright and Audrey J. Wright, husband and wife, by their Deed dated July 7, 1983 and recorded July 7, 1983 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 85Y, page 1120, granted and conveyed unto Gerald E. Kirchner, husband and wife. The said Gerald E. Kirchner having since predeceased on December 17, 2022, title thereto by operation of law is vested in Faye L. Kirchner, widow, the Grantor herein.

17 FRIAR RD

TAX PARCEL INFORMATION:  
KIRCHNER GERALD E & FAYE L

|                              |                              |
|------------------------------|------------------------------|
| PRINT MAP                    | <a href="#">More info</a>    |
| PHOTO ---> (CLICK LINK)      | <a href="#">More info</a>    |
| PARCEL ID NUMBER             | 79-000-03-0131.00-00000      |
| PROPERTY ADDRESS             | 17 FRIAR RD                  |
| OWNER INFORMATION            | KIRCHNER GERALD E & FAYE L   |
| PREVIOUS OWNER               |                              |
| SCHOOL TAX (\$)              | 3,866.08                     |
| COUNTY TAX (\$)              | 1,107.24                     |
| MUNICIPAL TAX (\$)           | 240.71                       |
| OTHER_TAX (\$)               | 0.00                         |
| TOTAL TAX (\$)               | 5,214.03                     |
| PROGRAM                      | NONE                         |
| HOMESTEAD                    | YES                          |
| FARMSTEAD                    | NO                           |
| SCHOOL DISTRICT              | Spring Grove School District |
| MUNICIPALITY                 | New Salem Boro               |
| CLASS                        | Residential                  |
| LAND USE CODE                | R - One Story House          |
| ACRES                        | 0.43                         |
| ASSESSED LAND VALUE (\$)     | 43,280.00                    |
| ASSESSED BUILDING VALUE (\$) | 117,190.00                   |
| TOTAL ASSESSED VALUE (\$)    | 160,470.00                   |
| SALE DATE                    | 07-JUL-1983                  |
| SALE PRICE (\$)              | 75,000.00                    |
| DEED BOOK                    | 85Y                          |
| DEED PAGE                    | 1120                         |
| PIDN                         |                              |

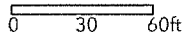
BREAKDOWN OF TAXES

All tax values shown are estimated face values.

Hover over the chart to examine a breakdown of the property tax levy charged to this property



Zoom to



75.77131300 Degree

# Parcel - 790000301310000000



**Owner - KIRCHNER GERALD E & FAYE L**  
**Property Address - 17 FRIAR RD**  
**Tax Municipality - New Salem Boro**  
**School District - Spring Grove School District**  
**Class - Residential**  
**Land Use - R - One Story House**  
**Acres - 0.434**  
**Assessed Land Value - \$ 43,280**  
**Assessed Building Value - \$ 117,190**  
**Assessed Total Value - \$ 160,470**  
**Sale Date - Jul. 07, 1983**  
**Sale Price - \$ 75,000**  
**Deed Book - 85Y, Page 1120**

Layers should not be used at scales larger than 1:2400 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Mapping Provided by



1 inch = 50 ft 1:600

### Legend

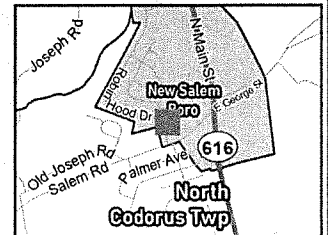
- Selected Parcel
- Parcels
- Municipal Boundary

Aerial Photography - 2021

Last Updated: 12/21/2022



### Inset Map



**Disclaimer:**  
 The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data."

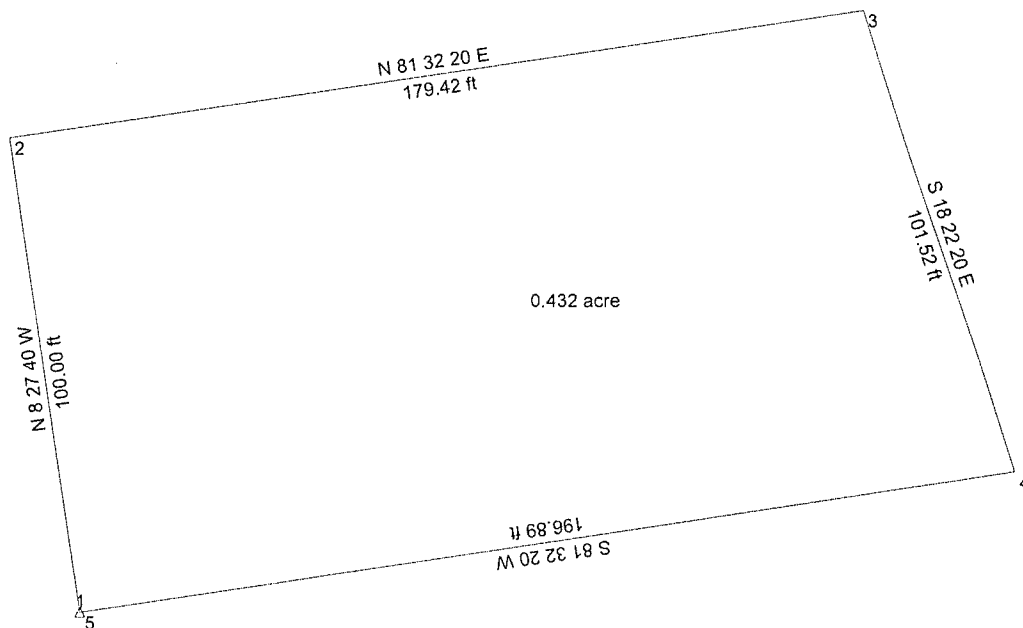
County: 1" = 40 ft  
Deed:  
Page:  
Tract:  
User:



**DeedPro**  
Software by DeedPro Software, LLC  
www.DeedProSoftware.com

Parcel 1  
Area: 0.432 acre  
Perimeter: 577.83 ft  
Closing Distance = 0.01 ft  
Closing Error = 0.00 %

| CALLS | BEARING     | DISTANCE |
|-------|-------------|----------|
| 1 2   | NW 8 27 40  | 100.00   |
| 2 3   | NE 81 32 20 | 179.42   |
| 3 4   | SE 18 22 20 | 101.52   |
| 4 5   | SW 81 32 20 | 196.89   |





SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY 10/96

Form approved by York County Association of REALTORS, Inc.

Property Address: 17 Friar Rd

Seller: Faye L Kirchner

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker (Agent or Seller), any real estate broker, or their agents. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

1. SELLER'S EXPERTISE Seller does not possess expertise on contracting, engineering, architecture, or other areas related to the construction and conditions of the property and its improvements, except as follows:

2. OCCUPANCY Do you, Seller, currently occupy this property? Yes No (checked)
If "no", when did you last occupy the property? July 2023

3. ROOF

- (a) Date roof installed: 2010 Documented? Yes No (checked) Unknown
(b) Has the roof been replaced or repaired during your ownership? (checked) Yes No
(c) Has the roof ever leaked during your ownership? Yes (checked) No
(d) Do you know of any problems with the roof, gutters or down spouts? Yes (checked) No

Explain any "yes" answers that you give in this section:

4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- (a) Does the property have a sump pump? Yes No (checked) Unknown
(b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No (checked)
If "yes," describe in detail:

(c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No (checked)
If "yes," describe the location, extent, date, and name of the person who did the repair or control effort:

5. TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS

- (a) Are you aware of any termites/wood destroying insects, dryrot, or pests affecting the property? Yes No (checked)
(b) Are you aware of any damage to the property caused by termites/wood destroying insects, dryrot, or pests? Yes No (checked)
(c) Is your property currently under contract by a licensed pest control company? Yes No (checked)
(d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? Yes No (checked)

Explain any "yes" answers that you give in this section:

6. STRUCTURAL ITEMS

- (a) Are you aware of any past or present water leakage in the house or other structures? Yes No (checked)
(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? Yes No (checked)
(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No (checked)

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem, and the date and person by whom the work was done, if known: these were all cracked so made repair + walkway to front door larger.

7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property?

(checked) Yes No

If yes, describe: Replaced flooring from carpet to hardwood living, dining, hall + bedrooms. Tile in both bathrooms and vinyl in kitchen + laundry room.

8. WATER AND SEWAGE

(a) What is the source of your drinking water? (checked) Public Community System Well on Property Other (explain)

(b) If your drinking water source is not public:

When was your water last tested? What was the result of the test?

Is the pumping system in working order? Yes No

If "no," explain:

(c) Do you have a softener, filter or other purification system? Yes No (checked) If yes, is the system Leased Owned

- (d) What is the type of sewage system?  Public Sewer  Private Sewer  Septic Tank  Cesspool  
 Other (explain) \_\_\_\_\_
- (e) Is there a sewage pump?  Yes  No  
 If yes, is it in working order?  Yes  No
- (f) When was the septic system or cesspool last serviced? \_\_\_\_\_
- (g) Is either the water or sewage system shared?  Yes  No  
 If "yes," explain: \_\_\_\_\_
- (h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?  
 Yes  No If "yes," explain: \_\_\_\_\_

**9. PLUMBING SYSTEM**

- (a) Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 Other (explain): \_\_\_\_\_
- (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; hot water heater; etc.)?  Yes  No  
 If "yes," explain: \_\_\_\_\_

**10. HEATING AND AIR CONDITIONING**

- (a) Type of air conditioning:  Central Electric  Central Gas  Wall  None  
 Number of window units included in sale 13 Location 1st FLOOR - 2 more basement
- (b) List any areas of the house that are not air conditioned: N/A
- (c) Type of heating:  Electric  Fuel Oil  Natural Gas  Other (explain): \_\_\_\_\_
- (d) List any areas of the house that are not heated: N/A
- (e) Type of water heating:  Electric  Gas  Solar  Other: \_\_\_\_\_
- (f) Is the fireplace/woodstove a working, woodburning one?  Yes  No Does it work properly?  Yes  No  
 When was chimney last cleaned? N/A CRACK in  
POT BELLY STOVE
- (g) Are you aware of any underground fuel tanks on the property?  Yes  No If yes, describe: \_\_\_\_\_
- Are you aware of any problems with any items in this section?  Yes  No If "yes," explain: \_\_\_\_\_

11. The approximate annual utility costs are: Trash Collection 296.00 Natural Gas 2084.00 Bottled Gas \_\_\_\_\_  
 Sewer 1,064.00 Water 290.00 Electricity 759.00 Heating Oil \_\_\_\_\_

12. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system?  Yes  No  
 If "yes," explain: \_\_\_\_\_

**13. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)**

- (a)  Electric Garage Door opener. No. of Transmitters 2
- (b)  Smoke Detectors How many 2 Location central hallway + basement
- (c)  Security Alarm System  Owned  Leased Lease Information \_\_\_\_\_
- (d)  Lawn Sprinkler No. \_\_\_\_\_ Automatic Timer \_\_\_\_\_
- (e)  Swimming Pool  Pool Heater  Spa/Hot Tub  Whirlpool Tub
- (f)  Refrigerator  Range  Microwave  Dishwasher  Trash Compactor  Garbage Disposal  Hood/Fan
- (g)  Washer  Dryer
- (h)  Intercom  Attic Fan  TV Antenna
- (i)  Ceiling Fans No. 1 Location Master Bedroom
- (j) Other: \_\_\_\_\_

Are any items in this section in need of replacement?  Yes  No  Unknown  
 If "yes," explain: \_\_\_\_\_

**14. LAND (SOILS, DRAINAGE, AND BOUNDARIES)**

- (a) Are you aware of any fill or expansive soil on the property?  Yes  No
- (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property?  Yes  No

*Note to Buyer: The property may be subject to mine subsidence damage. Maps of the countries and mines where mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (412) 941-7100.*

- (c) Are you aware of any existing or proposed mining, strip-mining or other excavations that might affect this property?  
 Yes  No
- (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?  Yes  No
- (e) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No
- (f) Do you know of any encroachments, boundary line disputes, or easements?  Yes  No

*Note to Buyer: The properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into any Agreement of Sale.*

- (g) Are you aware of any shared or common areas (e.g. driveways, bridges, docks, walls, etc.) or maintenance agreements?  
 Yes  No
- (h) Is this property enrolled in the real estate tax assessment reduction program, commonly known as "Clean & Green"?  
 Yes \_\_\_\_\_ No

Explain any "yes" answers that you give in this section: n/A

**15. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS** (Complete only if applicable)

- (a) Type & Amt.: \$ \_\_\_\_\_ Condominium\* \$ \_\_\_\_\_ Co-Op \$ \_\_\_\_\_ Homeowners Assoc. Other \_\_\_\_\_
- (b) Are you aware of any defect, damage, or problem with any common element or common area that materially affects the property? Yes \_\_\_\_\_ No  If yes, please explain: \_\_\_\_\_

*\*Notice Regarding Condominiums and Cooperatives: According to Section 3407 of the Uniform Condominium Act [68 Pa. C.S. § 3407] (relating to resales of units) and 68 Pa. C.S. § 4409 (relating to resales of units)], a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

**16. MISCELLANEOUS**

- (a) Are you aware of any existing or threatened legal action affecting the property? Yes \_\_\_\_\_ No
- (b) Do you know of any violations of federal, state, or local laws or regulations relating to this property? Yes \_\_\_\_\_ No
- (c) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes \_\_\_\_\_ No
- (d) Have you received notice or do you have knowledge of any existing or pending public assessment against the property for any matter including but not limited to water, sewer, sidewalks or curbing? Yes \_\_\_\_\_ No
- (e) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes \_\_\_\_\_ No
- (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? Yes \_\_\_\_\_ No
- (g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? Yes \_\_\_\_\_ No  A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

Explain any "yes" answers that you give in this section: \_\_\_\_\_

**17. HAZARDOUS SUBSTANCES**

- (a) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCB's), radon, lead paint, Urea Formaldehyde Foam Insulation (UFFI), etc.? Yes \_\_\_\_\_ No
- (b) To your knowledge, has the property been tested for hazardous substances? Yes \_\_\_\_\_ No
- (c) Do you know of any other environmental concerns that might impact upon the property? Yes \_\_\_\_\_ No
- (d) Year of construction 1982 If prior to 1978 or if unknown, complete boxed disclosure below regarding lead based paint.

Explain any "yes" answers that you give in this section: \_\_\_\_\_

**HOUSING SALE**

**Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards**

**Lead Warning Statement**

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavior problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY (Continued)**

**Seller's Disclosure (initial)**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

|                                                            |                |             |       |
|------------------------------------------------------------|----------------|-------------|-------|
| <input checked="" type="checkbox"/> <u>Faye S. Kuchner</u> | <u>9-29-23</u> | _____       | _____ |
| , Seller                                                   | Date           | , Seller    | Date  |
| _____                                                      | _____          | _____       | _____ |
| , Agent                                                    | Date           | , Agent     | Date  |
| _____                                                      | _____          | _____       | _____ |
| , Purchaser                                                | Date           | , Purchaser | Date  |

Additional Comments:

\_\_\_\_\_  
\_\_\_\_\_

House built in 1983

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorized the Agent for Seller to provide this information to prospective buyers of the property and to other real estate agents. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER Faye L. Krichner DATE 9-29-2023

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT BY BUYER**

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sale contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified Professionals, to determine the condition of the structure or its components.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Estimate of Real Estate Taxes for  
17 Friar Road  
Parcel ID# 79-.00-03-0131.00-00000

|            |             |
|------------|-------------|
| Municipal: | \$240.71    |
| County:    | \$1,107.24  |
| School:    | \$3,866.08  |
| Zoning:    | Residential |

1530

891-A7-Warranty Deed, Short Form, Act of 1905, Henry Hall, Inc., Indiana, Pa.

BOOK 85Y 1120

13221

\$ 750.00  
E 750.00  
T 1500.00

# This Deed,

MADE THE 7th day of July in the year of our Lord one thousand nine hundred and eighty-three (1983)

BETWEEN HARRY G. WRIGHT and AUDREY J. WRIGHT, husband and wife, of New Salem Borough, York County, Pennsylvania,

and GERALD E. KIRCHNER and PAYE L. KIRCHNER, husband and wife, of New Salem Borough, York County, Pennsylvania,

Grantee :

WITNESSETH, that in consideration of

SEVENTY-FIVE THOUSAND (\$75,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantor do hereby grant and convey to the said grantees, their heirs and assigns,

ALL that certain lot of ground with the improvements thereon erected, situate in New Salem Borough (formerly North Codorus Township), York County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Eastern side of Friar Road at corner of Lot No. 130; thence along the Eastern side of Friar Road, North eight (08) degrees twenty-seven (27) minutes forty (40) seconds West, one hundred (100) feet to a point at the corner of Lot No. 132; thence along said Lot No. 132, North eighty-one (81) degrees thirty-two (32) minutes twenty (20) seconds East, one hundred seventy-nine and forty-two one-hundredths (179.42) feet to a point at lands now or formerly of Wellington A. Harbold; thence along lands now or formerly of Wellington A. Harbold and Lester E. Hoffman, South eighteen (18) degrees twenty-two (22) minutes twenty (20) seconds East, one hundred one and fifty-two one-hundredths (101.52) feet to a point at the corner of Lot No. 130; thence along said Lot No. 130, South eighty-one (81) degrees thirty-two (32) minutes twenty (20) seconds West, one hundred ninety-six and eighty-nine one-hundredths (196.89) feet to the point and place of BEGINNING.

BEING Lot No. 131 and numbered 17 Friar Road on the Final Plan of Sherwood Forest dated May 25, 1974, as prepared by Gordon L. Brown and Associates, Registered Surveyor, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book X, page 515, and re-recorded on January 8, 1980, in Plan Book BB, page 732.

SUBJECT, NEVERTHELESS, to certain covenants and restrictions dated October 29, 1969 and recorded in said Recorder's Office in Deed Book 62-S, page 495, and as amended April 23, 1970 in Deed Book 63-D, page 310.

The aforesaid Development, known as Sherwood Forest, was annexed to New Salem Borough by Order of the Court of Common Pleas of York



BOOK 85Y 1121

County, Pennsylvania, dated April 24, 1972 as found in proceedings at No. 7, August Term, 1969.

IT BEING part of the same premises which Russell G. Shopp and wife, by their deed dated April 29, 1966, and recorded in said Recorder's Office in Deed Book 59-F, page 380, granted and conveyed unto Harry G. Wright and Audrey J. Wright, his wife, the Grantors herein.



BOOK 85Y PAGE 1122

AND the said grantor s hereby covenant and agree that they will warrant generally the property hereby conveyed,

IN WITNESS WHEREOF, said grantor s have hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

JANICE C. STITT

Harry G. Wright  
Audrey J. Wright



State of Pennsylvania

County of York

On this, the 7th

day of

July

, 19 83 before me,

a Notary Public, the undersigned officer, personally appeared HARRY G. WRIGHT and AUDREY J. WRIGHT, husband and wife,

known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

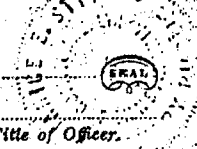
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JANICE C. STITT

JANICE E. STITT  
Notary Public of PA.

Title of Officer.

My Commission Expires January 12, 1985



POOR 85Y 1123

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.  
On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me,  
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the  
within instrument, and acknowledged that he executed the same for the purposes therein  
contained.

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



Title of Officer.

I do hereby certify that the precise residence and complete post office address  
of the within named grantors is 17 Friar Road, Sherwood Forest, York  
New Salem, Penna. 17371  
July 7, 19 83

*[Signature]*  
Attorney for GRANTEES

013630

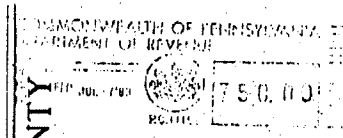
JUL 7 12 50 PM '83

Deed

HARRY G. WRIGHT  
AND  
AUDREY J. WRIGHT, HIS WIFE

TO

GERALD E. KIRCHNER  
AND  
FAYE L. KIRCHNER, HIS WIFE.



WARRANTY

Date 7-7-83  
School District of the Borough - Township of  
York County, Pennsylvania  
By Authority of  
"REAL ESTATE TRANSFER TAX RESOLUTION"  
Amount of Tax \$ 752.00  
Received Payment *[Signature]*  
Collector

13.50

COMMONWEALTH OF PENNSYLVANIA

County of York } ss.

RECORDED on this 7th day of July

A. D. 1983, in the Recorder's office of the said County, in Deed Book 85-Y

Vol. \_\_\_\_\_, Page 1120

Given under my hand and the seal of the said office, the date above written.

*[Signature]*  
Recorder.