

82078

DEED OF DISTRIBUTION

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THIS DEED made the 12 day of March, 2003,

BETWEEN

Angelique Berdine Craighead, Executrix of the Estate of William B. Jackson, late of the Borough of Chambersburg, Franklin County, Pennsylvania, hereinafter called **GRANTOR**,

AND

Angelique Berdine Craighead, of 11520 Selema Drive, Apartment 11, Hagerstown, Maryland, 21742, hereinafter called **GRANTEE**,

WHEREAS, William B. Jackson, died testate on June 30, 2002, having first made his Last Will and Testament dated August 14, 2001, which will was duly admitted to probate by the Register of Wills of Franklin County, Pennsylvania, on July 2, 2002, and is recorded in Franklin County Will Book Volume 177, Page 395;

WHEREAS, in said will William B. Jackson, appointed his daughter, Angelique Berdine Craighead, as Executrix of his estate and she was duly appointed to act as such on July 2, 2002;

WHEREAS, the said William B. Jackson did under his aforesaid will make specific bequests, which bequests have been distributed to said beneficiaries in accordance with the will;

WHEREAS, the said William B. Jackson, did under the aforesaid will give, devise and bequeath the residue of his estate unto Angelique Berdine Craighead, the Grantee herein;

WHEREAS, the said Angelique Berdine Craighead, as Executrix, by this deed intends to convey unto herself individually, the real estate devised to her under said will of William B. Jackson;

WITNESSETH, that in consideration of One (\$1.00) Dollar in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey in fee simple, to the said Grantee,

ALL the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point located along the Southern edge of the right-of-way of State Highway Route 30, a/k/a Lincoln Way West; thence along the Southern edge of the right-of-way of State Route 30, North 78 degrees 15 minutes 00 seconds East 695.44 feet to a point; thence by lands now or formerly of Kermit G. Hicks, South 17 degrees 37 minutes 00 seconds East 592.66 feet to a set spike; thence by lands now or formerly of Giles W. Brown and Irene M. Brown, South 69 degrees 00 minutes 00 seconds West 26.22 feet to a point; thence by lands now or formerly of Irene M. Brown, North 10 degrees 00 minutes 00 seconds West 55.30 feet to a set iron pin; thence by same, North 83 degrees 00 minutes 00 seconds West 132 feet to a set iron pin; thence by same, South 07 degrees 43 minutes 43 seconds West 52.42 feet to a set iron pin; thence by lands now or formerly of Giles W. and Irene M. Brown, North 83 degrees 00 minutes 00 seconds West 245.30 feet to a set iron pin; thence by same and lands of Robert G. Darius and Kathleen D. Darius, South 78 degrees 17 minutes 05 seconds West 269 feet to an existing iron pin in the center of a private road known as Mill Road; thence by Mill Road, North 23 degrees 44 minutes 56 seconds West 113.56 feet to a point; thence by same, North 22 degrees 01 minutes 55 seconds West 361.19 feet to a point at the Southern edge of the right-of-way of Pennsylvania Highway Route 30, the place of beginning. Containing 7.6783 acres as shown on a survey of land for the estate of William B. Jackson by Thomas Michael Englerth dated September 26, 2002, a copy of which is recorded in Franklin County Plot Plan Book 288I, Page 195.

THE above described real estate consists of the following conveyances:

- (1) Deed from Harold L. Brake and Dolores K. Brake, his wife, to William Jackson, dated November 10, 1975, and recorded in Franklin County Deed Book Volume 722, Page 492;
- (2) Deed from Harold L. and Dolores K. Brake, his wife, t/d/b/a Hardol Development Company, to William Jackson, dated July 20, 1973, and recorded in Franklin County Deed Book Volume 690, Page 456;

- (3) Deed from Helen E. Slaughenhaus, widow, et al, to William B. Jackson, dated June 20, 1968, and recorded in Franklin County Deed Book Volume 628, Page 820;
- (4) Deed from Alex Dessel and Miriam Dessel, his wife, to William B. Jackson, dated June 26, 1972, and recorded in Franklin County Deed Book Volume 675, Page 908.

The said William Jackson, a/k/a William B. Jackson, died testate on June 30, 2002, having first made his Last Will and Testament which was duly admitted to probate by the Register of Wills of Franklin County, Pennsylvania, on July 2, 2002, and on the same date Letters Testamentary were granted to Angelique Berdine Craighead, who, as Executrix of the Estate of William B. Jackson, is the Grantor herein.

SUBJECT to all conditions, restrictions, and reservations of record.

THIS IS A TRANSFER FROM THE ESTATE OF FATHER TO DAUGHTER, AND IS THEREFORE TAX-EXEMPT.

AND the said Grantor will warrant specially the property hereby conveyed.

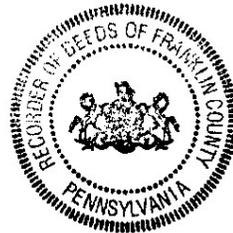
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

WITNESS:

[Handwritten signature]

[Handwritten signature] (SEAL)
 Angelique Berdine Craighead, Executrix
 of the Estate of William B. Jackson, Deceased

I hereby CERTIFY that this document is
 recorded in the Recorder's Office of
 Franklin County, Pennsylvania



[Handwritten signature]
 Linda Miller
 Recorder of Deeds

RECORDED
 1/21

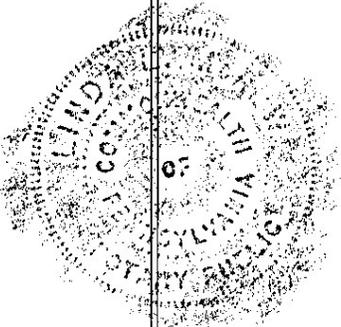
03 MR 19 P 1:23

LINDA MILLER
 RECORDER OF DEEDS
 FRANKLIN COUNTY

COMMONWEALTH OF PENNSYLVANIA :
: **SS**
COUNTY OF FRANKLIN :

On this, the 18th day of March, 2003, before me, a Notary Public, the undersigned officer, personally appeared Angelique Berdine Craighead, Executrix of the Estate of William B. Jackson, Deceased, (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



Linda L. McNew
Notary Public

Notarial Seal Linda L. McNew, Notary Public Chambersburg Boro, Franklin County My Commission Expires Oct. 20, 2005	My commission expires Linda L. McNew, Notary Public Chambersburg Boro, Franklin County My Commission Expires Oct. 20, 2005
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I hereby certify that the Grantees precise residence and complete post office address is:

11520 Selema Drive
Apartment 11
Hagerstown, MD 21742

Date: March 12, 2003 *David C. Cleaves*



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	-0-
Book Number	2086
Page Number	468
Date Recorded	3-19-03

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	David C. Cleaver	Telephone Number	
Street Address	1035 Wayne Avenue	Area Code (717)	264-1110
City	Chambersburg	State	PA
Zip Code			17201

B TRANSFER DATA

Grantor(s)/Lessor(s)	Angelique Berdine Craighead, Executrix of the Est. of William B. Jackson	Date of Acceptance of Document	
Grantee(s)/Lessee(s)	Angelique Berdine Craighead	Street Address	11520 Selema Drive, Apartment 11
City		City	Hagerstown, MD
State		State	21742
Zip Code		Zip Code	

C PROPERTY LOCATION

Street Address	814/816 Lincoln Way West	City, Township, Borough	Borough of Chambersburg
County	Franklin	School District	Chambersburg
		Tax Parcel Number	

D VALUATION DATA

1. Actual Cash Consideration	.00	2. Other Consideration	+	3. Total Consideration	=
4. County Assessed Value		5. Common Level Ratio Factor	x	6. Fair Market Value	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed		1b. Percentage of Interest Conveyed	
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2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession William B. Jackson 28-02-0352
(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.) _____

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	<i>David C. Cleaver</i>	Date	March 12, 2003
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.