

Prepared By: Law Office of Ryan M. Colquhoun, Esquire  
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Harrisburg, PA 17110  
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Return To: Key Closings, LLC  
4411 North Front Street  
Harrisburg, PA 17110  
Phone: (717) 798-8808

Parcel ID: 27-000-48-0209.00-00000  
Limekiln Road, New Cumberland, PA 17070  
Fairview Township, York County

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (this “Deed”) dated November 4, 2022, by GOOD HOPE VENTURES WR, LP, a Pennsylvania limited partnership (“Grantor”) of the one part, and NSD PROPERTIES, LLC, a Pennsylvania limited liability company (“Grantee”), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **One Million Thirty-Five Thousand and 00/100 (\$1,035,000.00)** 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, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner.

**ALL THAT CERTAIN** lot or pieces of ground with the buildings and improvements thereon erected as more particularly set forth on **Exhibit “A”** attached hereto and made part hereof.

**UNDER AND SUBJECT** to all matters of record, to the extent valid and enforceable.

**TOGETHER** with all and singular, the tenements, hereditaments and appurtenances is the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

**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 Grantee, their

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

**AND** the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, 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 Grantee, their heirs and assigns, against her, the said Grantor, and their heirs, will **Warrant Specially** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**AND** the said Grantor does hereby remise, release, and quit-claim, without warranty of any nature, whether express or implied, unto the said Grantee all of Grantor's right, title and interest in and to that certain tract of land situate in York County of the Commonwealth of Pennsylvania, more particularly described on **Exhibit "B"** attached hereto and made a part hereof.

**BEING PART OF THE SAME PREMISES** which Hempt Real Estate Holdings, LLC, by deed dated April 27, 2022, recorded May 2, 2022, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Instrument No. 2022024331, granted and conveyed unto Good Hope Ventures WR, LP, Grantor herein.

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

Sealed and Delibered  
IN THE PRESENCE OF US:

Good Hope Ventures WR, LP  
By: [Signature] {SEAL}  
Name: Bony R. Dawood  
Title: General Partner

Commonwealth of Pennsylvania }  
County of Dauphin } SS:  
}

On this, the 4<sup>th</sup> day of November, 2022, before me, the undersigned Notary Public, personally appeared **Bony R. Dawood**, who acknowledged himself to be the General Partner of Good Hope Ventures WR, LP, a Pennsylvania limited partnership, and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of such company by himself as such officer.

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

[Signature]  
Notary Public

My commission expires 10/30/23

Commonwealth of Pennsylvania - Notary Seal  
Ryan M. Colquhoun, Notary Public  
Dauphin County  
My commission expires October 30, 2023  
Commission number 1360032

**DEED**

**Tax Parcel No.: 27-000-48-0209.00-00000**

**Grantor:  
Good Hope Ventures WR, LP**

**TO**

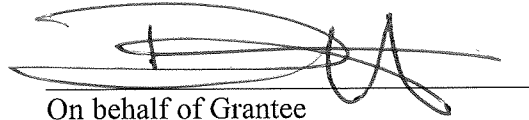
**Grantee:  
NSD Properties, LLC**

**PREMISES**

**Limekiln Road, New Cumberland, PA 17070  
Fairview Township, York County**

I HEREBY CERTIFY that the precise residence and complete post office address of the within Grantee is:

101 Clarks Way  
Hummelstown, Pa 17036

  
On behalf of Grantee

**EXHIBIT "A"**

**ALL THAT CERTAIN** tract of land situate in the township of Fairview, County of York, and the Commonwealth of Pennsylvania, in accordance with a Final Subdivision / Land Development Plan for Green Lane Meadows, Phase 1, prepared by Dawood Engineering, Inc. dated February 3, 2022, last revised June 8, 2022 and being recorded in the Office of the Recorder of Deeds of York County, in Instrument No. 2022038714:

**BEGINNING** at an iron pin (to be set) on the Eastern Ten foot (10') Dedicated Right-of-Way line of Green Lane Drive (T-998) and Southwest common property corner of Lot 212; Thence along said line of Lot 212 the following Four (4) courses and distances:

1. North 45 degrees 21 minutes 36 seconds East, (N 45°21'36" E), a distance of One-Hundred Fifty-Six and Eighty-Seven Hundredths Feet (156.87') to an iron pin (to be set);
2. North 87 degrees 22 minutes 23 seconds East, (N 87°22'23" E), a distance of One-Hundred Forty-Nine and Forty-One Hundredths Feet (149.41') to an iron pin (to be set);
3. North 45 degrees 21 minutes 36 seconds East, (N 45°21'36" E), a distance of Four-Hundred Twenty-Seven and Twelve Hundredths Feet (427.12') to an iron pin (to be set); Thence by same, North 44 degrees 38 minutes 24 seconds West, (N 44°38'24" W), a distance of One-Hundred Eighty and Zero Hundredths Feet (180.00') to an iron pin (to be set) on the Southwest property of Lot 194; Thence along lands of Lot 194 to Lot 191; Thence, North 45 degrees 21 minutes 36 seconds East, (N 45°21'36" E), a distance of One-Hundred Thirteen and Ninety-Four Hundredths Feet (113.94') to an iron pin (to be set); Thence by same, North 37 degrees 51 minutes 53 seconds East, (N 37°51'53" E), a distance of Ninety-One and Ninety-Six Hundredths Feet (91.96') to an iron pin (to be set); Thence by same, Thence by same, North 34 degrees 43 minutes 35 seconds East, (N 34°43'35" E), a distance of Eighty-Six and Twenty-One Hundredths Feet (86.21') to an iron pin (to be set) at a common corner with Lot 213; Thence along lands of Lot 213 the following Six (6) courses and distances:
  1. North 56 degrees 05 minutes 48 seconds East, (N 56°05'48" E), a distance of One-Hundred Four and Sixty-Five Hundredths Feet (104.65') to an iron pin (to be set);
  2. South 51 degrees 43 minutes 55 seconds East, (S 51°43'55" E), a distance of One-Hundred One and Seventy-Eight Hundredths Feet (101.78') to an iron pin (to be set);
  3. South 89 degrees 48 minutes 33 seconds East, (S 89°48'33" E), a distance of One-Hundred Eighteen and Sixteen Hundredths Feet (118.16') to an iron pin (to be set);
  4. North 79 degrees 43 minutes 03 seconds East, (N 79°43'03" E), a distance of Seventy-Two and Twenty-Six Hundredths Feet (72.26') to an iron pin (to be set);
  5. South 85 degrees 38 minutes 40 seconds East, (S 85°38'40" E), a distance of One-Hundred Thirty-One and Fifty-Two Hundredths Feet (131.52') to an iron pin (to be set);
  6. South 62 degrees 19 minutes 41 seconds East, (S 62°19'41" E), a distance of Forty-One and Eleven Hundredths Feet (45.11') to an iron pin (to be set) on the Northern Right-of-Way line of Limekiln Road (T-955);

Thence along Limekiln Road Right-of-Way on a curve to the left having a radius of 690.00 feet, an arc length of 80.07 feet, and a chord bearing of South 34 degrees 28 minutes 53 seconds West, (S 34°28'53" W), a distance of Eighty and Zero-Three Hundredths Feet (80.03') to a point; Thence along same said Right-of-Way, South 31 degrees 09 minutes 24 seconds West, (S 31°09'24" W), a distance of

Seventy-Four and Forty-Seven Hundredths Feet (74.47') to a point; Thence along a curve to the right having a radius of 493.23 feet, an arc length of One-Hundred Twenty-Seven and Sixty-Six Hundredths Feet (127.66'), and a chord bearing of South 38 degrees 34 minutes 18 seconds West, (S 38°34'18" W), a distance of One-Hundred Twenty-Seven and Thirty-One Hundredths Feet (127.31') to a point; Thence by same, South 55 degrees 36 minutes 24 seconds West, (S 55°36'24" W), a distance of One-Hundred Three and Thirteen Hundredths Feet (103.13') to a point; Thence by same along a curve to the left having a radius of 560.34 feet, an arc length of 241.94 feet, and a chord bearing of South 43 degrees 14 minutes 15 seconds West, (S 43°14'15" W), a distance of Two-Hundred Forty and Zero-Six Hundredths Feet (240.06') to a point; Thence by same, South 30 degrees 52 minutes 06 seconds West, (S 30°52'06" W), a distance of Five-Hundred Sixty-Three and Twenty-Three Hundredths Feet (563.23') to a point; Thence by same, North 52 degrees 31 minutes 47 seconds West, (N 52°31'47" W), a distance of Five and Zero Hundredths Feet (5.00') to a point; Thence by same, South 37 degrees 28 minutes 13 seconds West, (S 37°28'13" W), a distance of Eight and Twenty-Eight Hundredths Feet (8.28') to a point; Thence by same along a curve to the right having a radius of 218.33 feet, an arc length of 68.62 feet, and a chord bearing of South 41 degrees 36 minutes 22 seconds West, (S 41°36'22" W), a distance of Sixty-Eight and Thirty-Three Hundredths Feet (68.33') to a point; Thence by same, South 50 degrees 36 minutes 35 seconds West, (S 50°36'35" W), a distance of Seventy-Two and Seventeen Hundredths Feet (72.17') to a point; Thence by same, North 85 degrees 36 minutes 10 seconds West, (N 85°36'10" W), a distance of Fifty-Three and Twenty-Nine Hundredths Feet (53.29') to a point on the Dedicated Eastern Right-of-Way Line of Green Lane Drive (T-998); Thence along the Right-of-Way of Green Lane Drive, North 43 degrees 42 minutes 45 seconds West, (N 43°42'45" W), a distance of One-Hundred Ninety-Four and Ninety-Four Hundredths Feet (194.94') feet to a point; Thence by same along a curve to the left having a radius of 1,1854.11 feet, an arc length of 191.26 feet, a chord bearing of North 44 degrees 10 minutes 29 seconds West, (N 44°10'29" W), a distance of One-Hundred Ninety-One and Twenty-Six Hundredths Feet (191.26') to a point; Thence by same, North 44 degrees 38 minutes 24 seconds West, (N 44°38'24" W), a distance of Twenty-Seven and Zero-Five Hundredths Feet (27.05') to an iron pin to be set; being the place of **BEGINNING**.

**CONTAINING** an existing 33' pipeline easement and a 30' emergency access easement.

**CONTAINING** an area of 441,201 square feet or 10.12 acres, more or less.

**BEING** Lot 209 of the Final Subdivision / Land Development Plan for Green Lane Meadows, Phase 1, prepared by Dawood Engineering, Inc., dated February 3, 2022, last revised June 8, 2022 and being recorded in the Office of the Recorder of Deeds of York County, in Instrument No. 2020238714.

**EXHIBIT "B"**

**ALL THAT CERTAIN** tract or parcel of land situate in Fairview Township, York County, Pennsylvania, described as follows:

**BEGINNING** at an iron pin in the road; thence along other lands now or late of Jacob L. Rife, et. all., north seventy-four and one-fourth ( $74 \frac{1}{4}$ ) degrees east, eight and three tenths (8.3) rods to a walnut tree; thence along lands of same, north thirty-two and three-fourths ( $32 \frac{3}{4}$ ) degrees east, fifteen and seven-tenths (15.7) rods to an iron pin; thence by the same, north forty-nine and one-half ( $49 \frac{1}{2}$ ) degrees east twenty-eight and eight-tenths (28.8) rods to an iron pin; thence by lands of same, south seventy-six and three-fourths ( $76 \frac{3}{4}$ ) degrees east, nine and four-tenths (9.4) rods to a point in center of road; thence along lands now or late of Frank Williams, north thirty-three (33) degrees west, twenty-eight and four-tenths (28.4) rods to a point; thence along lands now or late of Simon Oyster heirs, south forty-eight and one-fourth ( $48 \frac{1}{4}$ ) degrees west, forty-three and two-tenths (43.2) rods to a post; thence by lands of said Oysters heirs south seven and one-half ( $7 \frac{1}{2}$ ) degrees west, twenty-five and two-tenths (25.2) rods to a post; thence by lands of same south fifty-eight (58) degrees east, four and two-tenths (4.2) rods to the place of **BEGINNING**.