



**COUNTY OF COLUMBIA  
 RECORDER OF DEEDS  
 Brenda S. Lupini, Recorder  
 35 West Main Street  
 Bloomsburg, PA 17815**

**Instrument Number - 201401967  
 Recorded On 3/18/2014 At 3:45:06 PM  
 \* Instrument Type - DEED  
 Invoice Number - 184931  
 \* Grantor - BAFILE, THOMAS A  
 \* Grantee - DICK, DAVID E  
 User - VAM**

**\* Total Pages - 4**

**\* FEES**

STATE TRANSFER TAX	\$610.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
AFFORDABLE HOUSING	\$13.00
RECORDING FEES - RECORDER	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
BLOOMSBURG AREA SCHOOL	\$305.00
REALTY TAX	
TOWN OF BLOOMSBURG	\$305.00
TOTAL PAID	\$1,275.00

**This is a certification page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

**RETURN DOCUMENT TO:  
 BOX HARDING & HILL & TUROWSKI**

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



*Brenda S. Lupini*  
 Brenda S. Lupini  
 Recorder of Deeds

\* - Information denoted by an asterisk may change during  
 the verification process and may not be reflected on this page.

File No. BAFFILE-H4702

Parcel ID No. 05E13 09200

**This Deed**, made the 18<sup>th</sup> day of March, 2014,

**Between**

**THOMAS A. BAFILE and WANDA M. BAFILE, his wife,**  
of 112 Allendale Drive, Montoursville, PA 17754

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

**DAVID E. DICK,**  
of 904 Catherine Street, Bloomsburg, PA 17815

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Sixty-One Thousand And 00/100 Dollars (\$61,000.00)** 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, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

**ALL THAT CERTAIN** piece, parcel or lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

**BEGINNING** at a corner of Lots Nos., 49 and 50 on the plot of lots hereinafter referred to, said corner being seven (7) feet six (6) inches from the southerly side line of U.S. Highway Route No. 11 leading from Bloomsburg to Berwick; thence south fifty-seven (57) degrees two (2) minutes east, thirty-two (32) feet ten (10) inches to a corner of land now or formerly of Harry Magee, said corner being distance eight (8) feet six (6) inches from the southerly side line of said U.S. Highway Route No. 11; thence in a southerly direction along the dividing line between said Lot No. 50 and land and now or formerly of Harry Magee, ninety-four (94) feet three (3) inches to a corner of land now or formerly of said Harry Magee and said Lot No. 50; thence still along the dividing line between said Lot No. 50 and land now or late of said Harry Magee, north fifty-nine (59) degrees ten (10) minutes west, thirty-five (35) feet ten (10) inches to a concrete monument in line of said Lot No. 50 and land now or formerly of said Harry Magee; thence still along said Lot No. 50 and land now or formerly of said Harry Magee; thence still along said Lot No. 50 and land now or formerly of said Harry Magee, north fifty-seven (57) degrees two (2) minutes west, ten (10) feet to a point or corner between Lots Nos. 49 and 50 on plot of lots hereinafter referred to and land now or formerly of said Harry Magee; thence in a northerly direction along the dividing line between Lots Nos. 49 and 50 on the plot of lots hereinafter referred to, ninety-five (95) feet nine (9) inches to the place of beginning.

Being all of Lot No. 50 as laid out on plot of lots situate in the Town of Bloomsburg, Columbia County, Pennsylvania, for Charles Shuman and John Shuman.

**BEING** the same premises which T. Bryce James and Peggie L. James, his wife by Deed dated August 17, 1990, and recorded in the Columbia County Recorder of Deeds Office on August 17, 1990, in Record Book 457, Page 21, granted and conveyed unto Thomas A. Bafile and Wanda M. Bafile, his wife.

**UNDER AND SUBJECT TO** a Sewer Easement Agreement dated June 24, 1970 and recorded at Columbia County Deed Book 48, Page 360.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise 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 grantors, 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 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, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

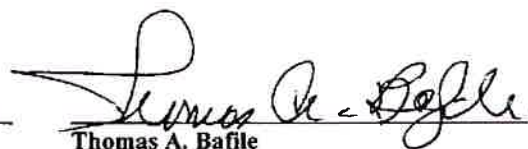
**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

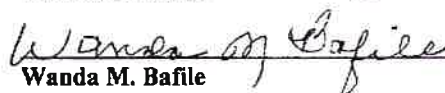
**Specially Warrant and Foreber Defend.**

**In Witness Whereof**, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

  
\_\_\_\_\_

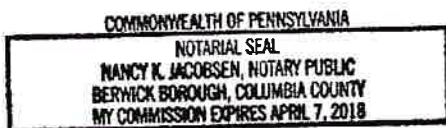
 {SEAL}  
Thomas A. Bafile

 {SEAL}  
Wanda M. Bafile

Commonwealth of Pennsylvania } ss  
County of Columbia

On this the 18<sup>th</sup> day of March, 2014, before me, the undersigned Notary Public, personally appeared **Thomas A. Bafile and Wanda M. Bafile**, known to me (or satisfactorily proven) to be the persons whose names 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.



Nancy Jacobsen  
Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

904 Catherine Street, Bloomsburg, PA 17815

Shannon L. Brophy  
Attorney/Agent for Grantee

**DEED PREPARED BY:  
DICKSON, GORDNER AND HESS  
208 EAST SECOND STREET  
BERWICK, PA 18603  
(570) 759-9814**