

DEED

MADE the _____ day of _____, 200_,

B E T W E E N

THE LINKS AT GETTYSBURG, L.L.C., a Pennsylvania limited liability company, record owner; and **THE LINKS AT GETTYSBURG REALTY COMPANY, L.L.C.**, a Pennsylvania limited liability company, equitable owner (together "Grantor"),

A N D

_____ ("Grantee")

W I T N E S S E T H

That the Grantor, in consideration of _____ DOLLARS

(\$ _____), paid by the Grantee to the Grantor, the receipt whereof is hereby

acknowledged, does hereby grant and convey to the Grantee:

ALL THAT CERTAIN Unit, being **Unit No. _____** (the "Unit"), of The Courtyards At The Links At Gettysburg, A Planned Community (the "Community"), located in Mount Joy Township, Adams County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the Adams County Recorder of Deeds in Record Book _____, Page _____, together with any and all amendments thereto.

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use the Limited Common Elements appurtenant to the Unit being conveyed herein, pursuant to the Declaration and Declaration Plats and Plans, as last amended.

UNDER AND SUBJECT to the Declaration; to any and all other covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office; and to matters which a physical inspection and survey of the Unit and Common Elements would disclose.

BEING part of the same premises which Klein Family Limited Partnership, by deed dated July 17, 1997 and recorded in the Office of the Adams County Recorder of Deeds in Record Book 1410, Page 21, granted and conveyed unto The Links At Gettysburg, L.L.C.

AND The Links At Gettysburg, L.L.C. entered into an unrecorded option agreement with The Links at Gettysburg Realty Company, L.L.C., which joins in this deed to release, grant and convey any and all interest in and to the property described herein which it may have pursuant to the said option agreement.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for maintenance, repair, replacement and other expenses in connection with the Common Elements, as may be assessed against him, her, them, it, or against the said Unit, from time to time by the Executive Boards of The Courtyards Homeowners Association and/or The Links At Gettysburg Master Association in accordance with the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. 5101 et seq. (the "Act"), and further covenants and agrees that the Unit conveyed by this deed shall be subject to a lien for all amounts so assessed except insofar as Section 5407(c) of the Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, further covenants and agrees to pay such annual assessments as may be levied against properties located within a Neighborhood Improvement District created pursuant to the Pennsylvania Neighborhood Improvement District Act, 73 P.S. § 831 et seq. ("Assessment District"), if such Assessment District shall be created.

AND the Grantor shall and will **SPECIALLY WARRANT** the property hereby conveyed.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of
the day and year first written above.

WITNESS:

THE LINKS AT GETTYSBURG, L.L.C.:

By: _____

Name:

Title:

WITNESS:

THE LINKS AT GETTYSBURG REALTY
COMPANY, L.L.C.:

By: _____

Name:

Title:

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this, the _____ day of _____, 200_, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of The Links At Gettysburg, L.L.C., a Pennsylvania limited liability company, and that as such _____, being authorized to do so, he executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such _____.

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

Notary Public
(SEAL)

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this, the _____ day of _____, 200_, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of The Links At Gettysburg Realty Company, L.L.C., a Pennsylvania limited liability company, and that as such _____, being authorized to do so, he executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such _____.

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

Notary Public
(SEAL)

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

RECORDED in the Office of the Recorder of Deeds in and for said County in Record Book
_____, Page _____.

WITNESS my hand and official seal this _____ day of _____, 200_.

Recorder of Deeds

I hereby certify that the precise address of the Grantee herein is:

Attorney or Agent for Grantee

