

DEED




Image ID: 000001180755 Type: GEN  
 Recorded: 08/31/2006 at 10:34:25 AM  
 Fee Amt: \$48.00 Page 1 of 7  
 Instr# 200600018046  
 Adams County, PA  
 Patsv S. Gochenauer Recorder of Deeds  
 BK **4551** PG **1**

MADE the 15<sup>TH</sup> day of AUGUST, 2006,

BETWEEN

**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, the "**Grantor**"),

AND

**THE COURTYARDS HOMEOWNERS ASSOCIATION**, a Pennsylvania non-profit corporation (the "**Grantee**")

WITNESSETH

That the Grantor, in consideration of ONE DOLLAR (\$1.00), paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, does hereby grant and convey to the Grantee:

**ALL THAT CERTAIN** parcel of land being the Common Elements located within Phase 1C of The Courtyards At The Links At Gettysburg, A Planned Community (the "**Community**"), located in Mount Joy Township, Adams County, Pennsylvania, which Common Elements are more particularly described in the Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, dated July 25, 2003, and recorded in Adams County Record Book 3211, Page 167 ("**Declaration**"), as amended by a First Amendment dated July 25, 2003, and recorded in Adams County Record Book 3211, Page 263, a Second Amendment dated December 17, 2004, and recorded in Adams County Record Book 3802, Page 104, and a Third Amendment dated September 14, 2005, and recorded in Adams County Record Book 4143, Page 24; and more particularly depicted on the third Amended Declaration Plat recorded as an exhibit to the Third Amendment. The Common Elements being conveyed hereby are more particularly bounded and described on **Exhibit "A"** attached hereto and made a part hereof.

**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.

|            |                                   |        |
|------------|-----------------------------------|--------|
| {A796305;} | Stamp # 2006-014617 Consideration | \$1.00 |
|            | Loc Mt Joy Township               | Aff Y  |
|            | Commonwealth of Pennsylvania      | \$0.00 |
|            | Mt Joy Township                   | \$0.00 |
|            | Gettysburg Area School District   | \$0.00 |
|            | Littletown Area School District   | \$0.00 |
|            | by: FEE2 USER Total:              | \$0.00 |

**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 dated June 29, 2001 (the "**Option Agreement**") with Richard A. Klein, who assigned all of his right, title and interest in and to the said Option Agreement to The Links at Gettysburg Realty Company, L.L.C. by assignment dated September 19, 2002. The Links At Gettysburg Realty Company, L.L.C. 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 Option Agreement, as assigned.

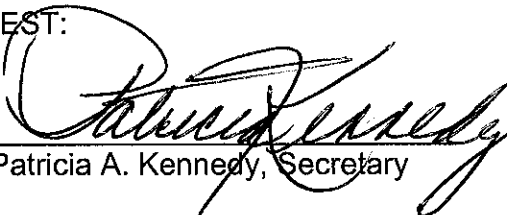
**THIS is a conveyance for no consideration from the declarant to the homeowners association of a planned community. The common elements have no separate value, because the value of each unit within a planned community includes the value of that unit's appurtenant interest in the common elements. No separate tax shall be imposed against the common elements pursuant to Section 5105(b)(1) of the Act.**

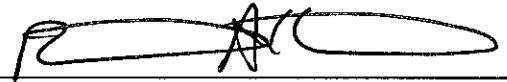
**AND** the Grantor shall and will **SPECIALY WARRANT** the property hereby conveyed.

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

ATTEST:

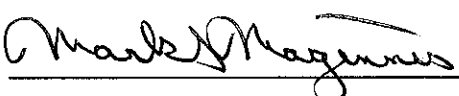
THE LINKS AT GETTYSBURG, L.L.C.:

By:   
Patricia A. Kennedy, Secretary

By:   
Richard A. Klein, President

WITNESS:

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

  
MARK S MAGINNIS

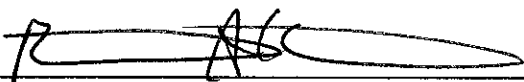
By:   
Richard A. Klein, Managing Member



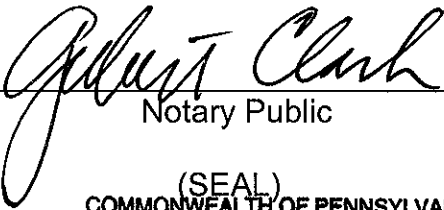
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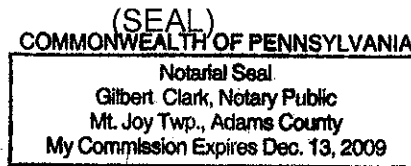
COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF ADAMS :

On this, the 15<sup>TH</sup> day of AUGUST, 2006, before me, a Notary Public, the undersigned officer, personally appeared RICHARD A. KLEIN, who acknowledged himself to be the President of THE LINKS AT GETTYSBURG, L.L.C., a Pennsylvania limited liability company ("**Links**"), and the Managing Member of THE LINKS AT GETTYSBURG REALTY COMPANY, L.L.C., a Pennsylvania limited liability company ("**Realty**"), and that as such President of Links and Managing Member of Realty, being authorized to do so, he executed the foregoing instrument for the purpose therein contained by signing the name of Links by himself as such President and of Realty by himself as such Managing Member.

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

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



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

The Courtyards Homeowners Association  
601 Mason-Dixon Road  
Gettysburg, PA 17325

  
\_\_\_\_\_  
Attorney or Agent for Grantee

After recording please return to:

Richard D. Leigh, Esq.  
McNees Wallace & Nurick LLC  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166



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**EXHIBIT "A"**

**The Lookout**

**ALL THAT CERTAIN** tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Third Amended Declaration Plat of The Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 3) and identified therein as "Phase 1C Lookout", which Third Amended Declaration Plat was recorded as Exhibit "B" to the Third Amendment to Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, dated September 14, 2005, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4143, Page 24, as more particularly bounded and described as follows, to wit:

**BEGINNING** at a point on the northwest right of way line of Club House Drive, which point is the eastern most point of Phase IB Lookout Declaration Plat dated November 3, 2004, last revised November 22, 2004 and recorded as an Exhibit to the Second Amendment to Declaration of Covenants and Restrictions for the Courtyards at The Links At Gettysburg, a planned community, dated November 3, 2004, and recorded in Adams County Record Book 3802, Page 104; thence continuing along said right of way line of Club House Drive the following four courses and distances: (1) by a curve to the left having a radius of 1,170.00 feet and a chord bearing of North 35 degrees 24 minutes 25 seconds East, an arc distance of 71.22 feet to a point; (2) North 33 degrees 39 minutes 18 seconds East, a distance of 340.48 feet to a point; (3) by a curve to the right having a radius of 1,380.00 feet and a chord bearing of North 38 degrees 17 minutes 45 seconds East, an arc distance of 223.55 feet to a point; (4) by a curve to the right having a radius of 305.00 feet and a chord bearing of North 61 degrees 10 minutes 17 seconds East, an arc distance of 194.14 feet to a point on said right of way line of Club House Drive; thence leaving the right of way line of said Club House Drive and continuing along the line of lands now or formerly of The Links At Gettysburg, L.L.C., the following five courses and distances: (1) North 10 degrees 35 minutes 38 seconds West, a distance of 49.36 feet to a point; (2) North 26 degrees 34 minutes 44 seconds West, a distance of 71.02 feet to a point; (3) North 24 degrees 52 minutes 21 seconds West, a distance of 104.07 feet to a point; (4) South 64 degrees 33 minutes 26 seconds West, a distance of 255.53 feet to a point; (5) South 43 degrees 49 minutes 10 seconds West, a distance of 698.83 feet to a point; thence continuing along the line of said Phase IB Lookout the following four courses and distances: (1) South 54 degrees 43 minutes 10 seconds East, a distance of 56.02 feet to a point; (2) South 41 degrees 17 minutes 06 seconds East, a distance of 53.17 feet to a point; (3) South 47 degrees 50 minutes 33 seconds East, a distance of 40.14 feet to a point; (4) South 56 degrees 20 minutes 42 seconds East, a distance of 183.95 feet to a point on the said right of way line of Club House Drive, said point being the point and place of BEGINNING.



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**EXCEPTING AND RESERVING** thereout and therefrom Units 93 to 111 inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.

**Round Top**

**ALL THAT CERTAIN** tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Third Amended Declaration Plat of The Courtyards At The Links At Gettysburg, A Planned Community (page 3 of 3) and identified therein as "Phase 1C Round Top", which Third Amended Declaration Plat was recorded as Exhibit "B" to the Third Amendment to Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, dated September 14, 2005, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4143, Page 24, as more particularly bounded and described as follows, to wit:

**BEGINNING** at a point on the southeast right of way line of Club House Drive, said point being the northern most point of Phase IB Round Top as depicted on the Phase IB Round Top Declaration Plat dated November 3, 2004, last revised November 22, 2004, and attached as an Exhibit to the Second Amendment to Declaration of Covenants and Restrictions for the Courtyards at The Links At Gettysburg, a planned community, dated November 3, 2004, and recorded in Adams County Record Book 3802, Page 104; thence continuing along said right of way line of Club House Drive the following four courses and distances: (1) North 33 degrees 39 minutes 18 seconds East, a distance of 117.49 feet to a point; (2) thence by a curve to the right having a radius of 1,320.00 feet and a chord bearing of North 38 degrees 17 minutes 45 seconds East, an arc distance of 213.83 feet to a point; (3) thence by a curve to the right having a radius of 245.00 feet and a chord bearing of North 61 degrees 10 minutes 17 seconds East, an arc distance of 155.95 feet to a point; (4) North 79 degrees 24 minutes 22 seconds East, a distance of 40.00 feet to a point on said right of way line of Club House Drive; thence along the line of lands now or formerly of The Links At Gettysburg, L.L.C., the following three courses and distances: (1) South 27 degrees 25 minutes 28 seconds East, a distance of 23.02 feet to a point; (2) North 89 degrees 57 minutes 32 second East, a distance of 282.65 feet to a point; (3) South 00 degrees 02 minutes 28 seconds East, a distance of 688.67 feet to a point; thence along said Phase IB Round Top the following 14 courses and distances: (1) South 89 degrees 57 minutes 32 seconds West, a distance of 166.12 feet to a point; (2) North 00 degrees 02 minutes 28 seconds West, a distance of 83.38 feet to a point; (3) North 87 degrees 09 minutes 52 seconds West, a distance of 22.03 feet to a point; (4) South 00 degrees 02 minutes 28 seconds East, a distance of 84.49 feet to a point; (5) South 89 degrees 57 minutes 32 seconds West, a distance of 63.64 feet to a point; (6) North 48 degrees 54 minutes 56 seconds West, a distance of 41.01 feet to a point; (7) North 00 degrees 02 minutes 28 seconds West, a distance of 183.08 feet to a point; (8) North 32 degrees 48 minutes 18 seconds East, a distance of 40.81 feet to a point; (9) North 00 degrees 02 minutes 28 seconds West, a distance of 36.87 feet to a point; (10) South 32 degrees 48 minutes 18 seconds West, a distance of 84.70 feet to a



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point; (11) South 89 degrees 57 minutes 32 seconds West, a distance of 10.35 feet to a point; (12) North 56 degrees 20 minutes 42 seconds West, a distance of 40.70 feet to a point; (13) South 33 degrees 39 minutes 18 seconds West, a distance of 66.00 feet to a point; (14) North 56 degrees 20 minutes 42 seconds West, a distance of 333.33 feet to a point on said right of way line of Club House Drive, said point being the point and place of BEGINNING.

**EXCEPTING AND RESERVING** thereout and therefrom Units 58 to 85 inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.



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BK4551 PG6



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280803  
HARRISBURG, PA 17128-0803

REALTY TRANSFER TAX  
STATEMENT OF VALUE

See Reverse for Instructions

|                     |            |
|---------------------|------------|
| RECORDER'S USE ONLY |            |
| STATE TAX PAID      | 0          |
| BOOK NUMBER         | 4551       |
| PAGE NUMBER         | 1          |
| DATE RECORDED       | 08-31-2006 |

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 relationships or (2) public utility easement. If more space is needed, attach additional sheet(s).

|                |   |                   |                          |
|----------------|---|-------------------|--------------------------|
| Name           | Richard D. Leigh, Esq. McNeese Wallace & Nurick LLC | Telephone Number: | Area Code (717) 237-5463 |
| Street Address | 100 Pine Street                                     | City              | Harrisburg               |
|                |   | State             | PA                       |
|                |   | Zip Code          | 17101                    |

|                                |   |
|--------------------------------|---|
| Date of Acceptance of Document |   |
| Grantor(s)/Lessor(s)           | The Links At Gettysburg, L.L.C.<br>The Links At Gettysburg Realty Company, L.L.C. |
| Grantee(s)/Lessee(s)           | The Courtyards Homeowners Association   |
| Street Address                 | 601 Mason-Dixon Road  |
| City                           | Gettysburg  |
| State                          | PA  |
| Zip Code                       | 17325   |

|                |   |                         |                           |
|----------------|---|-------------------------|---------------------------|
| Street Address | Phase IC Common Elements - The Courtyards | City, Township, Borough | Mount Joy Township        |
| County         | Adams                                     | School District         | Gettysburg Area           |
|                |   | Tax Parcel Number       | Part of Map F18, Parcel 9 |

|                              |        |                              |      |                        |        |
|------------------------------|--------|------------------------------|------|------------------------|--------|
| 1. Actual Cash Consideration | \$1.00 | 2. Other Consideration       | 0    | 3. Total Consideration | \$1.00 |
| 4. County Assessed Value     | N/A    | 5. Common Level Ratio Factor | 3.98 | 6. Fair Market Value   | N/A    |

|                                 |      |                                  |      |
|---------------------------------|------|----------------------------------|------|
| 1a. Amount of Exemption Claimed | 100% | 1b. Percent of Interest Conveyed | 100% |
|---------------------------------|------|----------------------------------|------|



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2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession  
(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.) Transfer for no consideration of common elements from declarant to homeowners association. Common elements have no separate value because the value of each planned community unit includes its appurtenant interest in the common elements. No separate tax shall be imposed against the common elements per § 5105(b)(1) of the Pa. Uniform Planned Community Act, 68 Pa. C.S. § 5101 et seq.

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 | Date    |
| <i>Richard Leigh</i>                            | 8-21-06 |

(SEE REVERSE)