

Stamp # 2006-014383	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
Littlestown Area School District		\$0.00
by: FEE2 USER	Total:	\$0.00

DEED




Image ID: 000001155747 Type: GEN  
 Recorded: 08/08/2006 at 03:23:06 PM  
 Fee Amt: \$40.00 Page 1 of 5  
 Instr# 200600016437  
 Adams County, PA  
 Patsy S. Gochenauer Recorder of Deeds  
 BK **4525** PG **126**

MADE the 10<sup>TH</sup> day of JULY, 2006,

BETWEEN

**THE LINKS AT GETTYSBURG, L.L.C.**, a Pennsylvania limited liability company (the "Grantor"),

AND

**THE LINKS AT GETTYSBURG MASTER 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, together with the improvements located thereon, being part of the Community Amenities for The Links At Gettysburg Planned Golf Community (the "**Community**"), located in Mount Joy Township, Adams County, Pennsylvania, which Community Amenities are described in the Amended and Restated Declaration of Master Association for The Links At Gettysburg Planned Golf Community, dated December 2, 2005, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4231, Page 60 ("**Declaration**"). The land being conveyed hereby is 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 of the Recorder of Deeds; and to matters which a physical inspection and survey of the land would disclose.

**BEING** part of the same property which Klein Family Limited Partnership, by deed dated July 21, 1997, and recorded in Adams County Record Book 1410, Page 0021, granted and conveyed unto The Links At Gettysburg, L.L.C., a Pennsylvania limited liability company, Grantor herein.

{A781536;}


**THIS is a conveyance for no consideration from the declarant of the Declaration to the master association for the planned communities and condominiums comprising the Community. The land and improvements hereby conveyed are "common elements" and have no separate value, because the value of each unit in a planned community or condominium 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 3105(b) of the Pennsylvania Uniform Condominium Act and Section 5105(b)(1) of the Pennsylvania Uniform Planned Community 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:   
Name: Patricia A. Kennedy  
Title: Secretary

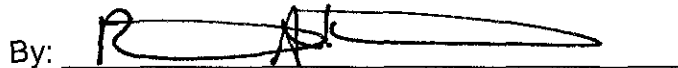
By:   
Name: Richard A. Klein  
Title: President



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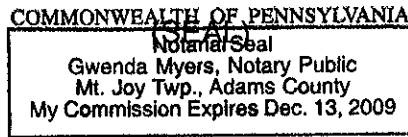
COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF ADAMS :

On this, the 10<sup>th</sup> day of July, 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, and that he as such officer, being authorized to do so, executed the foregoing instrument in his capacity as such officer, for the purposes therein contained.

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

Gwenda Myers  
Notary Public

My Commission Expires:



CERTIFICATION OF ADDRESS

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

The Links At Gettysburg Master Association  
601 Mason-Dixon Road  
Gettysburg, PA 17325

Richard Leigh  
Attorney or Agent for Grantee



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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"**

**ALL THAT CERTAIN** tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Subdivision Plan for The Retreat At The Links At Gettysburg, A Condominium Community (Sheet No. 4), prepared by Sharrah Design Group, Inc., dated January 10, 2006, and last revised on April 4, 2006 ("**Plan**"), which Plan was recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 90, Page 55, as more particularly bounded and described as follows, to wit:

**BEGINNING** at a point, which point is the northwest corner of lands now or formerly of Aqua Pennsylvania, Inc., as recorded in Adams County Record Book 3704, Page 312, and thence through lands now or formerly of The Links At Gettysburg, L.L.C., the following three courses and distances: (1) North 77 degrees 12 minutes 15 seconds West, a distance of 276.71 feet to a point; (2) North 89 degrees 11 minutes 08 seconds West, a distance of 386.91 feet to a point; (3) South 79 degrees 45 minutes 36 seconds West, a distance of 103.92 feet to a point, said point being the point and place of BEGINNING;

**THENCE** through lands now or formerly of The Links At Gettysburg, L.L.C., the following seven courses and distances: (1) North 27 degrees 34 minutes 16 seconds West, a distance of 106.37 feet to a point; (2) North 03 degrees 42 minutes 11 seconds West, a distance of 183.59 feet to a point; (3) South 66 degrees 22 minutes 28 seconds West, a distance of 205.23 feet to a point; (4) South 01 degree 09 minutes 41 seconds East, a distance of 135.74 feet to a point; (5) North 88 degrees 50 minutes 19 seconds East, a distance of 91.02 feet to a point; (6) South 52 degrees 55 minutes 33 seconds East, a distance of 75.52 feet to a point (part of which course runs along the northeast exterior wall line of an existing two-story masonry pool equipment and office building located on lands now or formerly of The Links At Gettysburg, L.L.C.); (7) South 80 degrees 31 minutes 57 seconds East, a distance of 96.43 feet to a point, said point being the point and place of BEGINNING.

BEING Lot R-1 and CONTAINING 0.919 acres.



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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	4525
PAGE NUMBER	126
DATE RECORDED	08-08-2006

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      State      Zip Code Harrisburg      PA      17101

Date of Acceptance of Document
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Grantor(s)/Lessor(s) The Links At Gettysburg, L.L.C.	Grantee(s)/Lessee(s) The Links At Gettysburg Master Association
Street Address 601 Mason-Dixon Road	Street Address 601 Mason-Dixon Road
City      State      Zip Code Gettysburg      PA      17325	City      State      Zip Code Gettysburg      PA      17325

Street Address 601 Mason-Dixon Road	City, Township, Borough Mount Joy Township
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County Adams	School District Gettysburg Area	Tax Parcel Number 30-F18-0019 (part of)
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1. Actual Cash Consideration \$0.00	2. Other Consideration N/A	3. Total Consideration \$0.00
4. County Assessed Value See Schedule A	5. Common Level Ratio Factor 3.98	6. Fair Market Value See Schedule A

1a. Amount of Exemption Claimed 100%	1b. Percent of Interest Conveyed 100%
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BK **4525** PG **130**  
(Estate File Number)

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession  
(Name of Decedent) \_\_\_\_\_
  - 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.) Conveyance of the common elements of condominium / planned community for no consideration from declarant to master association. Common elements have no separate value because value of each unit in a condominium / 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 per § 5105(b)(1) of the Pa. Uniform Planned Community Act, 68 Pa. C.S. § 5101 et seq., or § 3105(b) of the Pa. Uniform Condominium Act, 68 Pa. C.S. § 3101 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 <i>Richard Leigh</i>	Date 8-7-06
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SCHEDULE A TO REALTY TRANSFER TAX  
STATEMENT OF VALUE

Property Location: The Links At Gettysburg, Mount Joy Township, Adams County, Pennsylvania.

Document: Deed from The Links At Gettysburg, L.L.C., to The Links At Gettysburg Master Association.

Fair Market Value: The lot being conveyed is part of Adams County Tax Parcel Number 30-F18-0019. The aggregate land area of the lot is 0.919 acres. The aggregate land area of Tax Parcel Number 30-F18-0019 is 167.99 acres. Therefore, the area of the lot being conveyed comprises 0.547% of the total area.

Assessed Value of Total Area	x	Common Level Ratio	=	Total Fair Market Value
\$1,398,719.00	x	3.98	=	\$5,566,901.62
Total Fair Market Value	x	<u>Conveyed Area</u> Total Area	=	Fair Market Value (Conveyed Area)
\$5,566,901.62	x	<u>0.919 acres</u> 167.99 acres	=	\$30,454.09



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