

| | | |
|----------------------------------|---------------|--------|
| Stamp #2011-028134 | Consideration | \$1.00 |
| Loc Mt Joy Township | Affr | Y |
| Commonwealth of Pennsylvania | | \$0.00 |
| Mt Joy Township | | \$0.00 |
| Gettysburg Area School District | | \$0.00 |
| Littlestown Area School District | | \$0.00 |
| By :KATHY YOHE | Total : | \$0.00 |

THIS DEED

MADE the 23rd day of November in the year **Two Thousand and Eleven (2011)**.

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, parties of the first part, hereinafter referred to as the **GRANTORS**,

-AND-

THE COURTYARDS HOMEOWNERS ASSOCIATION, a Pennsylvania non-profit corporation, party of the second part, hereinafter referred to as the **GRANTEE**.

WITNESSETH, that in consideration of **ONE DOLLAR (\$1.00)**, in hand paid, the receipt whereof is hereby acknowledged by the Grantors, the said Grantors do hereby grant and convey unto the said Grantee:

ALL THOSE CERTAIN parcels of land being the **Common Elements located within Phase I-B and Phase I-C of The Courtyards At The Links At Gettysburg, A Planned Community**, located in Mount Joy Township, Adams County, Pennsylvania, which Common Elements are more particularly described, as to **Phase I-B**, in the Second Amendment to Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3802 at Page 104, and as depicted in the Second Amended Declaration Plat for The Courtyards at The Links At Gettysburg, A Planned Community, dated 03 November 2004, consisting of a total of four (4) pages (Sheet No. 2 of 4, Phase IB, Lookout; Sheet No. 3 of 4, Phase IB, Roundtop), and recorded in the Office of the Recorder of Deeds of Adams County,

CAMPBELL & WHITE, P.C.
ATTORNEYS AT LAW
112 BALTIMORE STREET, SUITE 1
GETTYSBURG, PENNSYLVANIA 17325-2311
(717)334-9278



Image ID: 000003053910 Type: GEN
Recorded: 11/23/2011 at 12:19:48 PM
Fee Amt: \$73.50 Page 1 of 10

Instr# 201100014615
Adams County, PA
Linda K Myers Register and Recorder

BK **5651** PG **616**

Pennsylvania, in the "Miscellaneous Plans Filed Drawer", and indexed to Record Book 3802 at Page 104; and, as to Phase I-C, in the Third Amendment to Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4143 at Page 24, and as depicted in the Third Amended Declaration Plat for The Courtyards at The Links At Gettysburg, A Planned Community, dated 19 September 2005, consisting of a total of three (3) pages (Sheet No. 2 of 3 Phase IC Lookout; Sheet No. 3 of 3 Phase IC Roundtop), and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in the "Miscellaneous Plans Filed Drawer", and indexed to Record Book 4143 at Page 24. The Common Elements within Phase I-B being conveyed hereby are more particularly bounded and described in "Exhibit A-1" attached hereto and made a part hereof; the Common Elements within Phase I-C being conveyed hereby are more particularly bounded and described in "Exhibit A-2" attached hereto and made a part hereof.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions for The Courtyards At The Links At Gettysburg, A Planned Community, dated July 25, 2003, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 3211 at Page 167, as amended from time to time; to any and all other covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Recorder of Deeds Office; and to matters which a physical inspection and survey of the Units 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

CAMPBELL & WHITE, P.C.
ATTORNEYS AT LAW
112 BALTIMORE STREET, SUITE 1
GETTYSBURG, PENNSYLVANIA 17325-2311
(717) 334-9278

-2-



Image ID: 000003053911 Type: GEN
Page 2 of 10

BK 5651 PG 617

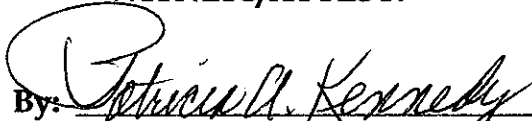
Recorder of Deeds of Adams County, Pennsylvania, in Record Book 1410 at Page 21, granted and conveyed unto The Links At Gettysburg, L.L.C.

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.

AND the said Grantors do hereby covenant that they will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors, by their undersigned, duly authorized officers, have caused this Deed to be duly executed, acknowledged and delivered the day and year first above written.

WITNESS/ATTEST:

By: 
Patricia A. Kennedy, Secretary

THE LINKS AT GETTYSBURG, L.L.C.

By: 
Richard A. Klein, President

WITNESS/ATTEST:


Richard A. Klein, Secretary

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

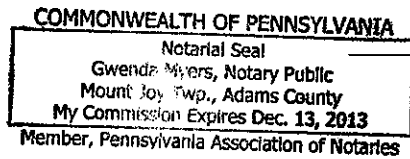
By: 
Richard A. Klein, President



COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this 23rd day of November, 2011, 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 as such President, being authorized to do so, he executed the foregoing **Deed** for the purposes therein contained by signing the name of the limited liability company by himself as such President.

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



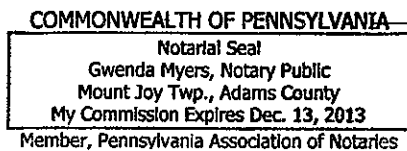
Gwenda Myers
Notary Public

(OFFICIAL SEAL)

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

On this 23rd day of November, 2011, 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 Realty Company, L.L.C., a Pennsylvania limited liability company, and that as such President, being authorized to do so, he executed the foregoing **Deed** for the purposes therein contained by signing the name of the limited liability company by himself as such President.

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



Gwenda Myers
Notary Public

(OFFICIAL SEAL)

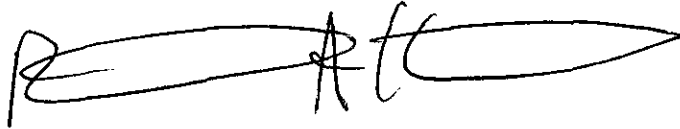


I do hereby certify that the precise mailing address of the within Grantee is:

601 Mason Dixon Road

Gettysburg PA 17325

Dated: November 23, 2011.

A large, stylized handwritten signature in black ink, appearing to be 'P. A. C.' with a long horizontal stroke extending to the right.

Prer



Phase I-B The Lookout

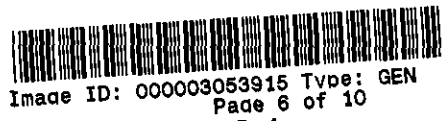
ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 4) and identified therein as "Phase 1B Lookout"; which Second Amended Declaration Plat is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being at the westernmost corner of the herein described parcel; thence leaving Mason-Dixon Road North 35 degrees 16 minutes 50 seconds East, a distance of 250.00 feet to a point; thence North 43 degrees 49 minutes 10 seconds East, a distance of 75.04 feet to a point; thence South 54 degrees 43 minutes 10 seconds East, a distance of 56.02 feet to a point; thence South 41 degrees 17 minutes 06 seconds East, a distance of 53.17 feet to a point; thence South 47 degrees 50 minutes 33 seconds East, a distance of 40.14 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 74.67 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 109.27 feet to a point on the western line of Clubhouse Drive (private street); thence continuing along the western line of Clubhouse Drive the following six courses and distances: (1) by a curve to the right having a radius of 1,170.00 feet and a chord bearing of South 39 degrees 49 minutes 19 seconds West, an arc distance of 109.64 feet; (2) South 53 degrees 54 minutes 12 seconds West, a distance of 87.27 feet to a point; (3) South 44 degrees 27 minutes 13 seconds West, a distance of 66.61 feet to a point; (4) South 84 degrees 52 minutes 01 seconds West, a distance of 53.30 feet to a point; (5) North 54 degrees 43 minutes 10 seconds West, a distance of 30.00 feet to a point; (6) South 35 degrees 16 minutes 50 seconds West, a distance of 20.00 feet to a point on the northern right-of-way line of Mason-Dixon Road; thence along the northern right-of-way line of Mason-Dixon Road North 54 degrees 43 minutes 10 seconds West, a distance of 224.85 feet to the point and place of BEGINNING. EXCEPTING AND RESERVING thereout and therefrom Units 86-92, inclusive, of The Courtyards At The Links At Gettysburg, A Planned Community.

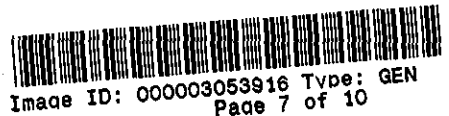
Phase I-B Round Top

ALL THAT CERTAIN tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 3 of 4) and identified therein as "Phase 1B Round Top", which Second Amended Declaration Plat is being recorded simultaneously herein in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being the southernmost corner of the herein described parcel; thence



continuing along Mason-Dixon Road the following two courses and distances: (1) by a curve to the left having a radius of 454.34 feet and a chord bearing of North 66 degrees 56 minutes 01 seconds West, an arc distance of 188.20 feet; and (2) by a curve to the right having a radius of 1,507.96 feet and a chord bearing of North 68 degrees 23 minutes 00 seconds West, an arc distance of 548.32 feet to a point on the eastern line of Clubhouse Drive (private street); thence continuing along the eastern line of Clubhouse Drive the following six courses and distances: (1) North 32 degrees 02 minutes 00 seconds East, a distance of 20.00 feet to a point; (2) by a curve to the right having a radius of 1,487.96 feet and a chord bearing of North 57 degrees 06 minutes 01 second West, an arc distance of 45.00 feet to a point; (3) North 05 degrees 36 minutes 23 seconds West, a distance of 45.65 feet to a point; (4) North 44 degrees 27 minutes 13 seconds East, a distance of 100.46 feet to a point; (5) by a curve to the left having a radius of 1,230.00 and a chord bearing of North 39 degrees 03 minutes 15 seconds East, an arc distance of 231.82 feet to a point; (6) North 33 degrees 39 minutes 18 seconds East, a distance of 222.99 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 333.33 feet to a point; thence North 35 degrees 39 minutes 18 seconds East, a distance of 66.00 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 40.70 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 10.35 feet to a point; thence North 32 degrees 48 minutes 18 seconds East, a distance of 84.70 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 36.87 feet to a point; thence South 32 degrees 48 minutes 18 seconds West, a distance of 40.81 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 115.05 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 68.03 feet to a point; thence South 48 degrees 54 minutes 56 seconds East, a distance of 41.01 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 63.64 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 84.49 feet to a point; thence South 87 degrees 09 minutes 52 seconds East, a distance of 22.03 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 83.38 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 166.12 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 30.00 feet to a point; thence South 89 degrees 57 minutes 31 seconds West, a distance of 251.76 feet to a point; thence South 19 degrees 54 minutes 46 seconds West, a distance of 77.98 feet to a point; thence South 10 degrees 02 minutes 41 seconds East, a distance of 250.85 feet to a point; thence South 34 degrees 55 minutes 59 seconds West, a distance of 104.07 feet to a point on the northern right-of-way line of Mason-Dixon Road, said point being the point and place of BEGINNING. EXCEPTING AND RESERVING thereout and therefrom Units 33-57, inclusive, of The Courtyards At The Links At Gettysburg, A Planned Community.



BK 5651 PG 622

Phase I-C 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 Second Amended Declaration Plat is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

COMMENCING at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being at the westernmost corner of the parcel of land identified as "Phase 1B Lookout" on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 4), recorded in Adams County Record Book 3802, Page 104; thence leaving Mason-Dixon Road, North 35 degrees 16 minutes 50 seconds East, a distance of 250.00 feet to a point; thence North 43 degrees 49 minutes 10 seconds East, a distance of 75.04 feet to a point, said point being the point and place of BEGINNING.

THENCE North 43 degrees 49 minutes 10 seconds East, a distance of 698.83 feet to a point; thence North 64 degrees 33 minutes 26 seconds East, a distance of 255.53 feet to a point; thence South 24 degrees 52 minutes 21 seconds East, a distance of 104.07 feet to a point; thence South 26 degrees 34 minutes 44 seconds East, a distance of 71.02 feet to a point; thence South 10 degrees 35 minutes 38 seconds East, a distance of 49.36 feet to a point on the western line of Clubhouse Drive; thence continuing along the western line of Clubhouse Drive the following four courses and distances: (1) by a curve to the left having a radius of 305.00 feet and a chord bearing of South 61 degrees 10 minutes 17 seconds West, an arc distance of 194.14 feet to a point; (2) by a curve to the left having a radius of 1,380.00 feet and a chord bearing of South 38 degrees 17 minutes 45 seconds West, an arc distance of 223.55 feet to a point; (3) thence South 33 degrees 39 minutes 18 seconds West, a distance of 340.48 feet to a point; (4) thence by a curve to the right having a radius of 1,170.00 feet and a chord bearing of South 35 degrees 24 minutes 25 seconds West, an arc distance of 71.22 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 183.94 feet to a point; thence North 47 degrees 50 minutes 33 seconds West, a distance of 40.14 feet to a point; thence North 41 degrees 17 minutes 06 seconds West, a distance of 53.17 feet to a point; thence North 54 degrees 43 minutes 10 seconds West, a distance of 56.02 feet to a point, said point being the point and place of BEGINNING. EXCEPTING AND RESERVING thereout and therefrom Units 93-111, inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.

1 of 2

Exhibit "A-2"



Image ID: 000003053917 Type: GEN
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BK 5651 PG 623

Phase I-C 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 Second Amended Declaration Plat is being recorded simultaneously herein in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

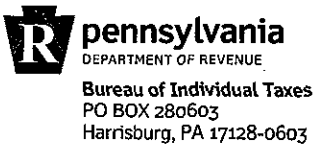
COMMENCING at a point at the intersection of the northern right-of-way line of Mason-Dixon Road (SR 3002) and the eastern line of Clubhouse Drive, the following six courses and distances: (1) North 32 degrees 02 minutes 00 seconds East, a distance of 20.00 feet to a point; (2) by a curve to the right having a radius of 1,487.96 feet and a chord bearing of North 57 degrees 06 minutes 01 second West, an arc distance of 45.00 feet to a point; (3) North 05 degrees 36 minutes 23 seconds West, a distance of 45.65 feet to a point; (4) North 44 degrees 27 minutes 13 seconds East, a distance of 100.46 feet to a point; (5) by a curve to the left having a radius of 1,230.00 and a chord bearing of North 39 degrees 03 minutes 15 seconds East, an arc distance of 231.82 feet to a point; (6) North 33 degrees 39 minutes 18 seconds East, a distance of 222.99 feet to a point, said point being the point and place of BEGINNING.

THENCE continuing along the eastern line of Clubhouse 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 1320.00 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) thence North 79 degrees 24 minutes 22 seconds East, a distance of 40.00 feet to a point; thence South 27 degrees 25 minutes 28 seconds East, a distance of 23.00 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 282.65 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 688.67 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 166.12 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 83.38 feet to a point; thence North 87 degrees 09 minutes 52 seconds West, a distance of 22.03 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 84.49 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 63.64 feet to a point; thence North 48 degrees 54 minutes 56 seconds West, a distance of 41.01 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 183.08 feet to a point; thence North 32 degrees 48 minutes 18 seconds East, a distance of 40.81 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 36.87 feet to a point; thence South 32 degrees 48 minutes 18 seconds West, a distance of 84.70 feet to a point; thence South 89 degrees 57 minutes 32 seconds West, a distance of 10.35 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 40.70 feet to a point; thence South 33 degrees 39 minutes 18 seconds West, a distance of 66.00 feet to a point; thence North 56 degrees 20 minutes 42 seconds West, a distance of 333.33 feet to a point on the eastern line of Clubhouse Drive, said point being the point and place of BEGINNING. EXCEPTING AND RESERVING thereout and therefrom Units 58-85, inclusive of The Courtyards At The Links At Gettysburg, A Planned Community.



Image ID: 000003053918 Type: GEN
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BK 5651 PG 624



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

| | |
|----------------|----------|
| State Tax Paid | 0 |
| Book Number | 5651 |
| Page Number | 616 |
| Date Recorded | 11/23/11 |

See reverse for instructions.

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

| | | | | | | | |
|-----------------|-----------------------------|------|------------|-------------------|----------------|----------|-------|
| Name | The Links AT Gettysburg LLC | | | Telephone Number: | (717) 357-0583 | | |
| Mailing Address | 601-Mason Dixon RD | City | Gettysburg | State | PA | ZIP Code | 17325 |

B. TRANSFER DATA

| | | | | | |
|----------------------|-----------------------------|-------|----|----------|-------|
| Grantor(s)/Lessor(s) | The Links AT Gettysburg LLC | | | | |
| Mailing Address | 601-Mason Dixon RD | | | | |
| City | Gettysburg | State | PA | ZIP Code | 17325 |

C. Date of Acceptance of Document

| | | | | | |
|----------------------|--------------------|-------|----|----------|-------|
| Grantee(s)/Lessee(s) | The Courtyard HOA | | | | |
| Mailing Address | 601-Mason Dixon RD | | | | |
| City | Gettysburg | State | PA | ZIP Code | 17325 |

D. REAL ESTATE LOCATION

| | | | | | |
|----------------|---------------------------------------|-------------------|--|-------------------------|------------------------|
| Street Address | COURTYARDS AT The Links AT Gettysburg | | | City, Township, Borough | Gettysburg PA - MT Joy |
| County | School District | Tax Parcel Number | | | |

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

| | | |
|------------------------------|------------------------------|------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration | 3. Total Consideration |
| 0 | + | = 0 on 1st |
| 4. County Assessed Value | 5. Common Level Ratio Factor | 6. Fair Market Value |
| 0 | X 1.0 N/A | = 0 |

F. EXEMPTION DATA

| | | |
|---------------------------------|---|---|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| 0 | 0 | 0 |

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Turning over Roads & Common Area only.



Image ID: 000003053919 Type: GEN (Estate File Number)

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BK 5651 PG 625

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 |
| | 11/23/11 |

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.