

DEED

Prepared by & return to:
Erik M. Hume, Esq.
McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108

UPI No. _____
East Hempfield Township, Lancaster County, Pennsylvania

DEED

MADE the _____ day of _____, 20__,

B E T W E E N

LANDIS FARM ASSOCIATES, LLC, a Pennsylvania limited liability company ("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 Landis Farm, A Planned Community (the "Community"), located in East Hempfield Township, Lancaster County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Landis Farm, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the Lancaster County Recorder of Deeds as Instrument No. _____, 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 Limited Common Elements appurtenant to the Unit being conveyed herein, if any, and the obligation to discharge any duties associated therewith, 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 or survey of the Unit and Common Elements would disclose.

UNDER AND SUBJECT to that certain Declaration of Restrictions and Covenants, in Instrument No. _____, that certain Operation and Maintenance (O & M) Agreement Stormwater Management Facilities, recorded as Instrument No. 6197650, that certain Post Construction Stormwater Management (PCSM) Instrument Filing Notice, in Instrument No. 6198881 and that certain Post Construction Stormwater Management Plan for Landis Farm, recorded as 2015-0098-J.

BEING part of the premises which J. Samuel Thomas and Marian J. Thomas, husband and wife, and Glenn W. Rohrer and Joyce L. Rohrer, husband and wife, by Deed dated April 16, 2015 and recorded in the Office of the Recorder of Deeds for Lancaster County, Pennsylvania as Instrument No. 6198370, granted and conveyed unto Landis Farm Associates, LLC, a Pennsylvania limited liability company, Grantor herein.

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 all assessments, fees and/or charges as may be assessed against him, her, them, it, or against the said Unit, from time to time by the Executive Board of Landis Farm Unit Owners Association in accordance with the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. 5101 et seq., as amended (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.

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/WITNESS:

LANDIS FARM ASSOCIATES, LLC, a Pennsylvania limited liability company

By _____
Name:
Title:

By _____
Name:
Title:

COMMONWEALTH OF PENNSYLVANIA :
 :
 : SS:
 :
COUNTY OF LANCASTER :

On this, the _____ day of _____, 2016, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of LANDIS FARM ASSOCIATES, LLC, a Pennsylvania limited liability company, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself as such _____.

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

Notary Public
(SEAL)

My Commission Expires:

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

Attorney or Agent for Grantee