

PREPARED BY:

Craig I. Adler, Esquire
CAPOZZI ADLER, P.C.
355 North 21st Street, Suite 205
Camp Hill, Pennsylvania 17011
(717) 234-3289

PARCEL NO.: 04-011-001

Property Location: 228 Walnut, City of Harrisburg, Dauphin County, Pennsylvania

THIS DEED,

Made the 8th day of February, 2023,

BETWEEN R.R.F. BUILDING LLC, a Delaware limited liability company, Party of the First Part, hereinafter designated as the **GRANTOR,**

AND

1422 ROUTE 179 FLORIDA REALTY LLC, a Florida limited liability company, Party of the Second Part, hereinafter designated as the **GRANTEE.**

WITNESSETH, that the Grantors for and in consideration of **THIRTEEN MILLION ONE HUNDRED THIRTY THOUSAND and XX/100 (\$13,130,000.00) DOLLARS,** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantor being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantee forever.

All THAT CERTAIN lot or parcel of land situate in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania as shown on a plan entitled "Boundary Survey, Ronald Reagan Federal Building", prepared by Langan Engineering & Environmental Services, Inc. dated 03-24-2020, and being more fully bounded and described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of North 3rd Street (60' wide) and the southerly right-of-way line of Locust Street (52.5' wide); thence,

1. Along the westerly right-of-way line of North 3rd Street, South 06°48'05" East (erroneously listed as "North 27°48'05" West" in prior deed), a distance of 129.91 feet; thence,
2. Along the northerly right-of-way line of Walnut Street (50' wide), South 74°54'17" West, a distance of 206.73 feet; thence,
3. Along the easterly right-of-way line of North Court Street (formerly Raspberry Alley) (18' wide), North 8°14'07" West, a distance of 162.50 feet; thence,
4. Along the southerly right-of-way line of Locust Street, North 83°56'38" East, a distance of 209.29 feet to the first mentioned point and place of BEGINNING.

Encompassing an area of 30,270 square feet, or 0.695 acres, more or less.

UNDER AND SUBJECT to the terms of The Reserved Estate as provided in Instrument 20220004451.

BEING the same premises which United States of America, Acting by and through the Administrator of General Services, by deed dated January 27, 2022 and recorded February 8, 2022 in the Office of the Recorder of Deeds in and for Dauphin County at Instrument Number 20220004451, granted and conveyed unto R.R.F. Building LLC, a Pennsylvania limited liability company, in fee, GRANTOR herein.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. **TO HAVE AND TO HOLD** all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantor covenants that, except as may be herein set forth, it does and will **forever specially warrant and defend** the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantor and all other persons lawfully claiming the same or to claim the same or any part thereof, by, from or under it, them or any of them.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto the day and year first above written.

WITNESS:

R.R.F. BUILDING, LLC, a Delaware limited liability company. *TD TD*

[Signature]

By: Sophie Marie Langford, Sole Member

STATE OF NY

COUNTY OF Queens

THIS RECORD was acknowledged before me on ~~January 8~~ ^{Feb} 8, 2023 by Sophie Marie Langford, as Sole Member of R.R.F. Building, LLC, a Delaware limited liability company, who represents that he is authorized to act on behalf of R.R.F. Building, LLC, a Delaware limited liability company. *TD TD*

LISSETTE APOLQ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AP6319620
Qualified In Queens County
My Commission Expires 02-23-2023

[Signature]

Notary Public

My commission expires: 2/23/2023

I HEREBY CERTIFY that the precise residence of the Grantee is:

17 DAFFODIL WAY

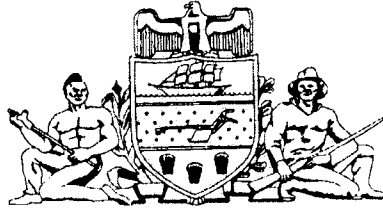
OLD BRIDGE, NJ 08857

[Signature]

Agent for Grantor/Grantee

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20230003204
RECORD DATE: 2/14/2023 3:58:09 PM
RECORDED BY: CMECK
DOC TYPE: DEED HBG
AGENT: SIMPLIFILE
DIRECT NAME: R.R.F. BUILDING LLC
INDIRECT NAME: 1422 ROUTE 179 FLORIDA REALTY LLC

ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$131300.00
MUNICIPALITY: \$65650.00 HARRISBURG CITY
SCHOOL DISTRICT: \$65650.00 HARRISBURG
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 04-011-001-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT