

Tax Map # 35-058-170

STATEMENT OF ADVERSE POSSESSION

We, SHAWN C. MCLAIN and MELISSA C. MCLAIN, husband and wife, of 306 South Arlington Avenue, Harrisburg, Pennsylvania, do hereby affirm and declare that we have acquired title in fee, by twenty-one (21) years' adverse possession, to the following described lot or parcel of land situate in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern right-of-way line of Pennsylvania Legislative Route 765-1-B, said point being also the northwesternmost corner of Lot No. 18-B, as shown on a January 4, 1983 Subdivision Plan of Keeley W. Shoaff Estate as recorded in Plan Book R, Volume 3, page 37, Dauphin County Records, known and numbered as 306 South Arlington Avenue and identified as Tax Map No. 35-058-075; thence along the western line of said Lot No. 18-B, North 38 degrees, 40 minutes, 50 seconds East, a distance of 235.34 feet to a point on the western right-of-way line of South Arlington Avenue; thence along the western right-of-way line of South Arlington Avenue, North 19 degrees, 00 minutes West, a distance of approximately twenty (20) feet to a point at the intersection of the western right-of-way line of South Arlington Avenue and the southern right-of-way line of Locust Lane; thence in a westerly direction along the southern right-of-way line of Locust Lane, a distance of approximately twenty-seven (27) feet to the easternmost corner of a lot known and numbered as 4147 Locust Lane and identified as Tax Map Parcel #35-058-074; thence in a southwesterly direction along the western side of an unopened street known as Raleigh Street, South 38 degrees, 40 minutes, 50 seconds West, a distance of 198.67 feet to a point on the eastern right-of-way line of Pennsylvania Route 765-1-B, said point also being the southernmost corner of the lot identified as Tax Map Parcel # 35-058-074; thence along the eastern right-of-way line of Pennsylvania Legislative Route 768-1-B, South 13 degrees, 00 minutes East, a distance of approximately forty-eight (48) feet to a point, the place of beginning.

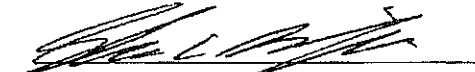
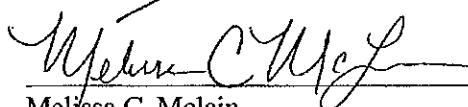
Said lot or parcel being a 40 foot wide area identified as Raleigh Street (unopened) as shown on the Subdivision Plan of Keeley W. Shoaff Estate recorded in Plan Book R, volume 3, page 37, Dauphin County Records.

The original adverse entry having been made by Keeley W. Shoaff, a predecessor in title, about July 22, 1953 and has continued until the present date.

The owner or reputed owner of said land is Elmer W. Ehler, his heirs, personal representatives and/or assigns, the developer of Colonial Park as laid out in a Revised Plan

recorded in Plan Book H, page 96, Dauphin County Records, and Shawn C. McLain and Melissa C. McLain claim said land adversely to them.

In witnesseth their hands and seals the 18th day of February, 2016.


Shawn C. McLain

Melissa C. McLain

COMMONWEALTH OF PENNSYLVANIA

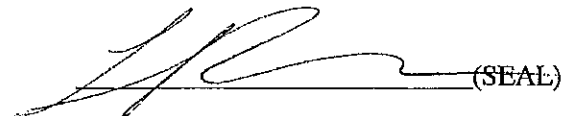
:SS

COUNTY OF DAUPHIN

On this, the 18th day of February, 2016, before me the undersigned officer, personally appeared, Shawn C. McLain and Melissa C. McLain, husband and wife, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

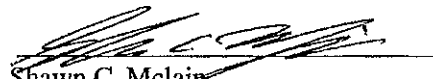
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LILA RESSLER, Notary Public
Swatara Twp., Dauphin County
My Commission Expires September 29, 2018

 (SEAL)
Notary Public

CERTIFICATE OF RESIDENCE

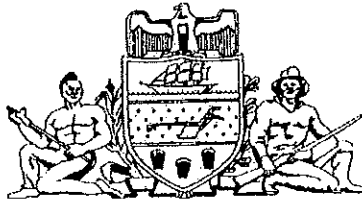
I do hereby certify that the precise residence and complete post office address of the within named Grantees is 306 South Arlington Avenue, Harrisburg, Pennsylvania 17109.

February 18, 2016


Shawn C. McLain

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 #: 20160003986
RECORD DATE: 2/19/2016 3:15:51 PM
RECORDED BY: DJENKYN
DOC TYPE: ADV POSS
AGENT: GREG REED
DIRECT NAME: EHLER, ELMER W.
INDIRECT NAME: MCCLAIN, SHAWN C.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

LOWER PAXTON TWP

UPICount: 1
UPIFee: 20
UPIList: 35-058-170-000-0000

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