



Ellen L. Amspacker
 MIFFLIN COUNTY RECORDER OF DEEDS
 REGISTER OF WILLS
 CLERK OF ORPHANS' COURT
 Courthouse
 20 North Wayne Street, Lewistown, PA 17044
 Phone: (717) 242-1449

2024-003743

Instrument Number: 2024-003743

Record Date: 9/17/2024

Instrument Type: DEED

Record Time: 01:59:53

Receipt No.: 320022

Receipt Distribution

Fee/Tax Description	Payment Amount
DEED	13.00
DEED - WRIT	.50
DEED - RTT STATE	1,500.00
MIFFLIN COUNTY SD	750.00
ARMAGH TOWNSHIP	750.00
DEED - A/H	11.50
DEMOLITION FEE	15.00
J.C.S. / A.T.J.	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00
EXTRA PAGES	2.00
Check# 10286	\$87.25
Check# 10287	\$1,500.00
Check# 10288	\$1,500.00
Total Received.....	\$3,087.25

Recording Page Count: 6

Paid By Remarks: REC'D METER LAW DS
 T THACH&M CILIO/N WONG&C KHIEU

I hereby CERTIFY that this document is
 recorded in the Recorder's Office of
 Mifflin County, Pennsylvania



Ellen L. Amspacker
 Ellen L. Amspacker
 Recorder of Deeds

Certification Page
 DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

PREPARED BY Nicolas F. Meter, Esquire
And RETURN TO: Meter Law Offices, LLC
1401 East High Street
Pottstown, PA 19464
610-801-1401

FILE NUMBER: MT# 14465

PREMISES: 89 North Main Street
Armagh Township
Mifflin County, Pennsylvania

PARCEL NO.: 12 ,22-0103--,000

Indenture

This Indenture, made the 9th day of August, in the year Two Thousand Twenty-Four (2024).

Between

THEARAVY THACH AND MICHAEL C. CILIO, JR.,
(hereinafter called the Grantors), of the one part, and

NALY WONG AND CODY KHIEU,
(hereinafter called the Grantees), of the other part,

Now This Indenture

Witnesseth that the said Grantors, for and in consideration of the sum of One Hundred Fifty Thousand (\$150,000.00) DOLLARS-----lawful money of the United States of America, unto Grantors well and truly paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, given, surrendered, remised, leased and released, confirmed, quitclaimed and conveyed and by these presents do grant, bargain and sell, alienate, quitclaimed and conveyed, enfeoff, give, surrender, remise, lease and release, confirm, quitclaim and convey unto the said Grantees, her heirs, successors and assigns as joint tenants with rights of survivorship.

48.
+200
87.25

All Those Two (2) Certain lots of ground situate on the northeastern side of North Main Street in the Village of Milroy, Township of Armagh, County of Mifflin and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1: Beginning at a point on the Northeastern side of said street, which point is the Western corner of lands now or formerly of Lambert C. Mowery; thence along said North Main Street, North 50 degrees West, a distance of 57 feet, more or less, to a point at the Southern corner of lands now or formerly of Bethlehem Company and S. Fleck; thence along said lands, North 38 ½ degrees East, a distance of 297 feet to a post in line of lands now or formerly of Crawford Amble; thence along said lands, South 50 degrees East, a distance of 121 feet to a post on the Northwestern side of an open driveway; thence along said open driveway, South 38 ½ degrees West, 88.8 feet to a point in line of lands now or formerly of Lambert C. Mowery; thence along said lands, the following 6 courses and distances: North 50 degrees West, a distance of 48 feet to a point; South 39 ½ degrees West, a distance of 115 feet to a point; North 48 ½ degrees West, a distance of 19 feet to a point; South 39 ½ degrees West, a distance of 29 feet to a point; South 48 ½ degrees East, a distance of 5 feet to a point; South 39 ½ degrees West, a distance of 65.23 feet, more or less, to a point on the Northeastern side of said North Main Street, which is the place of beginning. Having erected thereon a two and one-half story frame dwelling house and other improvements, based upon a draft survey of Thos C. Habeson, R.S., dated August 21, 1962, which is attached to Deed recorded in Mifflin County Deed Book 149, page 960.

Lot No. 2: Fronting 30 feet on the Northeastern side of the aforesaid North Main Street and extending in depth of equal width Northeastwardly a distance of 125 feet to lands now or formerly of Bethlehem Steel Company.

Bounded on the Northeast by land now or formerly of Bethlehem Steel Company; on the Southeast by Lot No. 1 above; on the Southwest by North Main Street; and on the Northwest by land now or formerly of Herman Bonson.

Excepting And Reserving Therefrom is a tract of land which William S. Peters, III, by Deed dated December 7, 2016 and recorded December 9, 2016, in the Office of the Recorder of Deeds in and for Mifflin County, Pennsylvania, to Instrument Number 2016-005161, granted and conveyed to Michael F. Dilliard and Kristi L. Rittenhouse.

Being Tax ID / Parcel No. 12 ,22-0103--,000

Being the same premises which William S. Peters, III and Lisa J. Peters, his wife by Deed dated April 7, 2023 and recorded May 3, 2023 in Mifflin County as Instrument No. 2023001604 conveyed unto Thearavy Thach and Michael V. Cilio, Jr., single persons, as joint tenants with the right of survivorship, in fee.

Together With all and singular the buildings and improvements, ways, waters, watercourses, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining; and the reversions and remainders, rents, issues, and profits thereof, and all

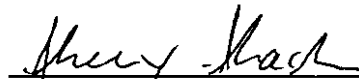
the estate, right, title, interest, property, claim, and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, of in and to the same and every part thereof.

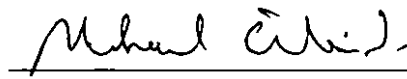
To Have And To Hold the same messuages or tenements and other buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs, successors and assigns, to and for the only proper use and behoof of the said Grantees, their heirs, successors and assigns.

And The Said Grantors, their successors, heirs, executors, administrators and/or assigns, do by these presents, covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns that they, the said Grantors, their successors, heirs, executors, administrators and/or assigns all and singular, the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto him said Grantees, their heirs, successors and assigns against them, the said Grantors, and their successors, heirs and/or assigns and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof by, from, or under it, him, her, them, or any of them, shall and will by these presents specially warrant and defend.

THIS SPACE INTENTIONALLY LEFT BLANK

In Witness Whereof, the said parties to these presents have hereunto set their hands and seals. Dated the day and year first above written.

 (SEAL)
Thearavy Thach

 (SEAL)
Michael C. Cilio, Jr.

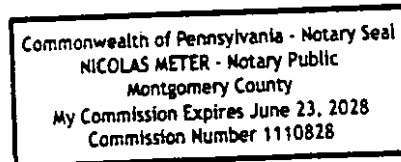
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 9th day of August, 2024, before me a Notary Public, the undersigned officer, personally appeared the above-named, **Thearavy Thach**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

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

My Commission Expires:


Notary Public



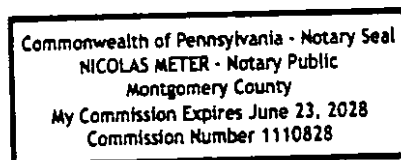
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 9th day of August, 2024, before me a Notary Public, the undersigned officer, personally appeared the above-named, **Michael C. Cilio, Jr.**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

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

My Commission Expires:


Notary Public



Deed

THEARAVY THACH
AND
MICHAEL C. CILIO, JR.

TO

NALY WONG

Premises: 89 North Main Street
Armagh Township
Mifflin County, Pennsylvania

RECORD & RETURN TO:

Nicolas F. Meter, Esquire
Meter Law Offices, LLC
1401 E. High Street
Pottstown, PA 19464

The address of the above named
Grantee is:

3827 Providence Rd
Newtown Square, PA 19073

On Behalf of the Grantees