

BID PROPOSAL

THIS BID made this ____ day of _____, 2026, by _____
_____ with an address of _____,
Pennsylvania, hereinafter referred to as the "Bidder".

WITNESSETH:

WHEREAS, Martic Township (the "Township") is the owner of a tract of land identified as 364 Steinman Farm Road, Martic Township, identified as Lancaster County Tax Account No. 430-58016-0-0000, Elizabethtown Borough, Lancaster County, Pennsylvania, being more fully bounded and described in Exhibit "A" (the "Property"); and

WHEREAS, the Township solicited bids for the sale of the Property in accordance with the provisions of the Second Class Township Code; and

WHEREAS, Bidder submits this Bid as his/her/its bid for the Property.

NOW THEREFORE, intending to be legally bound hereby, the Bidder agrees as follows:

1. I acknowledge that if I am the apparent high bidder I am required to submit a certified check made payable to Martic Township in the amount of ten (10%) of the bid set forth in this proposal within one (1) business day from the date of such notification. If I do not submit such certified check within this time period, the Borough may notify the next apparent high bidder that it is the apparent high responsive bidder and convey the Property to such bidder.

2. I acknowledge that settlement on the Property shall be made within sixty (60) days of the date of notification of the acceptance of the Bid.

3. Settlement shall be held at the office of the Borough Solicitor, Morgan, Hallgren, Crosswell & Kane, P.C., 700 North Duke Street, Lancaster, Pennsylvania, or at some other location mutually acceptable to the Township and the Bidder.

4. Real estate taxes, if any, shall be apportioned to the date of settlement.

5. In accordance with the provisions of the advertisement and the Instructions to Bidders and Conditions of Sale, the Township shall transfer all of its title and interest in the Property, subject to such restrictions, encumbrances, agreements and easements as may appear of record, to Bidder without any warranties or other representations, and Bidder shall accept such title.

6. In accordance with the provisions of the advertisement and the Instructions to Bidders

and Conditions of Sale, the Bidder shall be liable for the payment of any taxes, fees, or other expenses of transfer or recording, including, but not limited to, all realty transfer taxes, deed preparation, and fees imposed by the Recorder of Deeds of Lancaster County, and Bidder shall pay all such taxes, fees or other expenses. If Bidder desires to obtain title insurance, Bidder shall pay all costs of any title insurance. Any disbursement or similar fees purported to be charged by Bidder's title company or attorney against the Borough, for services which the Borough has not specifically engaged, shall be paid by the Bidder.

7. In accordance with the provisions of the advertisement and the Instructions to Bidders and Conditions of Sale, Bidder acknowledges that the Township makes no warranties or other representations as to the condition of the Property or any of the improvements erected upon the Property; that the Bidder is purchasing the Property and all improvements "AS IS"; and that Bidder has had the opportunity to examine the Property.

8. In accordance with the provisions of the Second Class Township Code, the Bidder shall pay the full purchase price at settlement.

9. Possession shall be given to the Bidder at settlement.

10. Bidder agrees to pay and shall pay _____ Dollars for the Property.

11. Bidder acknowledges that the use and development of the Property is subject to the all restrictions of record in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania (if any), together with all ordinances and regulations of the Township, and Bidder acknowledges that he/she/it has made such investigation as Bidder has determined is sufficient concerning such restrictions as may be recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, ordinances and regulations.

12. Bidder acknowledges that time is of the essence.

13. Bidder acknowledges that he/she/it has received and reviewed the advertisement and the Instructions to Bidders and is bound by all terms of the Instructions to Bidders and Conditions of Sale, the advertisement and this Bid Proposal.

IN WITNESS WHEREOF Bidder has executed this Bid on the day and year first written above.

(Individual or Husband and Wife Bidder)

_____(SEAL)
(Signature of Individual)

_____(SEAL)
(Signature of Spouse if Husband and Wife are Co-Bidder)

(Partnership Bidder*)

(Name of Partnership)

Witness:

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

*All Partners must execute this Proposal

(Corporation Bidder)

(Name of Corporation)

Witness:

(Assistant) Secretary

By: _____
(Vice) President or
**Authorized Representative

[CORPORATE SEAL]

**Attach appropriate proof, dated as of the same date as the Proposal, evidencing authority to execute on behalf of the corporation.

(Limited Liability Company Bidder***)

(Name of Limited Liability Company)

Witness:

By: _____ (Seal)
Member

By: _____ (Seal)
Member

By: _____ (Seal)
Member

***All Members must execute this Proposal

EXHIBIT "A"

ALL THAT CERTAIN tract of land situate north of Martic Heights Drive (S.R. 3018) and east of Steinman Farm Road (T-403) in Martic Township, Lancaster County, Pennsylvania, as shown as Lot 4 on a plan entitled "Preliminary/Final Lot Line Change/Lot Add On Plan for Martic Township Board of Supervisors", prepared by RETTEW Associates, Inc., dated December 15, 2025, Revised February 5, 2026, Drawing No. 011122004, recorded at the Lancaster County Recorder of Deeds as Document Number 2026-1136-J and being more fully bounded and described as follows:

BEGINNING at a point in Steinman Farm Road (33 feet wide), said point being the southwest boundary corner of lands now or formerly of Larry Graybill Jr.; thence along the southern boundary line of lands now or formerly of Larry Graybill Jr. North sixty-four (64°) degrees fifty-eight (58') minutes five (05") seconds East a distance of two hundred thirty-six and thirty-four hundredths (236.34) feet to an iron pin found marking the northeast corner of Lot-4; thence along the eastern boundary line of Lot-4 South twenty-four (24°) degrees fifty-nine (59') minutes twenty-four (24") seconds East distance of seventy-eight and thirty-two hundredths (78.32) feet to an iron pin along the northern boundary line of Lot-2; thence along the northern boundary line of Lot-2 the following three (3) courses and distance: [1] South sixty-five (65°) degrees nine (09') minutes forty (40") seconds West a distance of two hundred nine and fourteen hundredths (209.14) feet to an iron pin, [2] South seventy (70°) degrees two (02') minutes ten (10") seconds West a distance of eighty-two and eighty-one hundredths (82.81) feet to a point, [3] South sixty-five (65°) degrees twenty-three (23') minutes forty-six (46") seconds West a distance of thirteen and sixty-seven hundredths (13.67) feet to a point in Steinman Farm Road; thence along Steinman Farm Road North nineteen (19°) degrees twenty-eight (28') minutes forty-nine (49") seconds East a distance of ninety-eight and forty-five hundredths (98.45) feet to the point and place of BEGINNING.

CONTAINING: 20,947 S.F.

MUN# 898439; 260323471
03/24/26

Prepared by: Morgan, Hallgren, Crosswell & Kane, P.C.
700 North Duke Street, P. O. Box 4686
Lancaster, PA 17604-4686
(717) 299-5251
Return to: Same
Parcel I.D. #: 430-58016-0-0000

This Deed, made this 26th day of March, in the year
two thousand twenty-six (2026)

Between MARTIC TOWNSHIP, a second class township under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 370 Steinman Farm Road, Pequea, Pennsylvania

(hereinafter called the Grantor),

and **MARTIC TOWNSHIP**, a second class township under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 370 Steinman Farm Road, Pequea, Pennsylvania.

(hereinafter called the Grantee),

Witnesseth, that in consideration of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, said Grantor hereby grants and conveys to said Grantee, its successors and assigns:

ALL THAT CERTAIN tract of land situate north of Martic Heights Drive (S.R. 3018) and east of Steinman Farm Road (T-403) in Martic Township, Lancaster County, Pennsylvania, as shown as Lot 4 on a plan entitled "Preliminary/Final Lot Line Change/Lot Add On Plan for Martic Township Board of Supervisors", prepared by RETTEW Associates, Inc., dated December 15, 2025, Revised February 5, 2026, Drawing No. 011122004, recorded at the Lancaster County Recorder of Deeds as Document Number 2026-1136-J and being more fully bounded and described as follows:

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hundredths (13.67) feet to a point in Steinman Farm Road; thence along Steinman Farm Road North nineteen (19°) degrees twenty-eight (28') minutes forty-nine (49") seconds East a distance of ninety-eight and forty-five hundredths (98.45) feet to the point and place of BEGINNING.

CONTAINING: 20,947 S.F.

BEING THE SAME PREMISES which Tyler Y. Turner, Sr., and Nancy A. Turner, husband and wife, by deed dated April 12, 2012, and recorded April 13, 2012, at Document No. 5991381 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Martic Township, its successors and assigns.

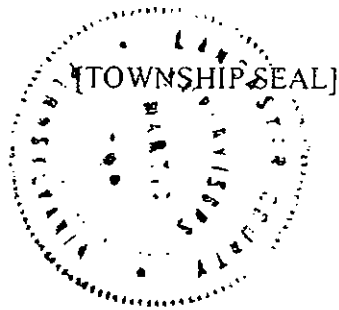
AND ALSO BEING PART OF THE SAME PREMISES which Mary E. Warner, widow, by deed dated June 6, 1994, and recorded June 6, 1994, at Record Book 4356, Page 333, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Martic Township, its successors and assigns.

In Witness Whereof the Grantor has executed this deed the day and year first above written.

MARTIC TOWNSHIP, Lancaster County,
Pennsylvania

Attest: Karen D. Sellers
(Assistant) Secretary

By: [Signature]
(Vice) Chairman
Board of Supervisors

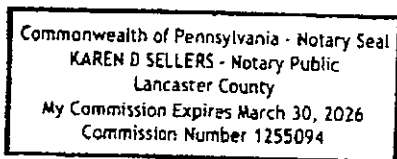


COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF LANCASTER)

On this 26th day of March, 2026, before me Karen D. Sellers
(Officer Print Name: Not Title)
the undersigned officer, personally appeared Ryan Fisher, who
acknowledged himself to be (Vice) Chairman of the Board of Supervisors of the Township of
Martic, Lancaster County, Pennsylvania, and that he/she, as such officer, being authorized to do
so, executed the foregoing Deed, for the purposes therein contained, by signing the name of such
Township by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: March 30, 2026



Karen D. Sellers
Notary Public

I certify that the precise address of the within grantee is 370 Steinman Farm Road, Pequea,
PA 17565.

Sign Josele Cleary
Print Name Josele Cleary, Esquire
On behalf of Grantee

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
03/26/2026

Grantor(s)/Lessor(s) Martic Township	Telephone Number (717) 284-2187	Grantee(s)/Lessee(s) Martic Township	Telephone Number (717) 284-2187
Mailing Address 370 Steinman Farm Road		Mailing Address 370 Steinman Farm Road	
City Pequea	State PA	ZIP Code 17565	City Pequea
	State PA	ZIP Code 17565	

SECTION II REAL ESTATE LOCATION

Street Address Martic Heights Drive	City, Township, Borough Martic Township
County Lancaster	School District Penn Manor S.D.
	Tax Parcel Number 430-58016-0-0000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0.00	3. Total Consideration = \$1.00
4. County Assessed Value \$169,000.00	5. Common Level Ratio Factor x 1.87	6. Computed Value = \$316,030.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 316,030.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

This document is exempt from realty transfer tax because the Grantor and Grantee are one and the same.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Josele Cleary, Esquire	Telephone Number (717) 299-5251
Mailing Address 700 North Duke Street, P.O. Box 4686	City Lancaster
	State PA
	ZIP Code 17604-4686

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 04/01/2026
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

