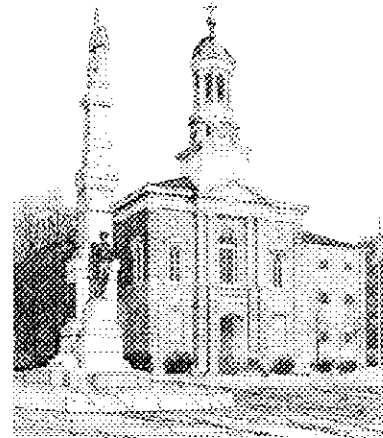


WENDY M. WELFLEY
PERRY COUNTY RECORDER OF DEEDS
2 East Main Street
New Bloomfield, Pennsylvania 17068
(717) 582-2131



PERRY COUNTY COURT HOUSE, NEW BLOOMFIELD

Recorded On 12/22/2021 At 1:57:31 PM

- * Instrument Type - DEED
- Invoice Number - 180476
- * Grantor - CCURLEY, LESLIE A
- * Grantee - BANK OF LANDISBURG
- * Customer - SCOTT W MORRISON ESQ

* Total Pages - 6

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$14.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$10.00
COUNTY ARCHIVES FEE	\$2.00
UPI CERTIFICATION FEE	\$20.00
RECORDER'S ARCHIVES FEE	\$0.50
- TO COUNTY	
RECORDER IMPROVEMENT	\$2.50
FUND - TO OFFICE	
TOTAL PAID	\$89.75

Perry County UPI Verification
UPI Verified On December 22, 2021 By DM

This is a certification page

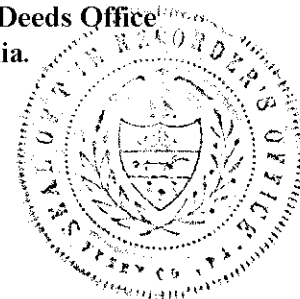
DO NOT DETACH

This page is now part
of this legal document.

* RETURN DOCUMENT TO:
SCOTT W MORRISON ESQ

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Perry County, Pennsylvania.

P.O. Box 223
New Bloomfield, PA 17068



* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Instrument Number: 202110928

01CC25



Tax Parcel No. 252,154.00-002.000

DEED IN LIEU OF FORECLOSURE,

MADE the 22nd day of December in the year two thousand twenty-one (2021)

BETWEEN LESLIE A. CURLEY, unmarried widow, of East Waterford, Pennsylvania, Grantor

and

THE BANK OF LANDISBURG, a corporation organized and operating under the laws of the

Commonwealth of Pennsylvania, having its principal office in Landisburg, Perry County,

Pennsylvania, Grantee

WITNESSETH, That in consideration of ----- ONE -----

----- (\$1.00) DOLLAR,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and

convey to the said grantee, its successors and assigns,

ALL the following described tract of land, with the improvements thereon erected, situate in the Township of Toboyne, County of Perry, State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin and stones in the line of lands now or formerly belonging to the Commonwealth of Pennsylvania, and the lands now or formerly belonging to the Juniata Valley National Bank, Trustee; thence proceeding along the land now or formerly of the Juniata Valley National Bank, Trustee, the following eight (8) courses and distances: (1) North 39-1/2 deg. West, 2,007 feet to stones; (2) North 56-3/4 deg. West, 250.5 feet to stones; (3) North 15-3/4 deg. West, 330 feet to stones; (4) North 44-3/4 deg. West, 379.5 feet (crossing Legislative Route 50060) to stones; (5) North 1/4 deg. West, 330 feet to stones; (6) North 48 3/4 deg. West, 445.5 feet to stones; (7) North 38-3/4 deg. West, 148.5 feet to stones; (8) North 30-1/4 deg. West, 904 feet to a point in the line of lands now or formerly of the Commonwealth of Pennsylvania; thence along the lands now or formerly of the Commonwealth of Pennsylvania, North 57-3/4 deg. East, 2,028 feet to stones at the line of land now or formerly of Richard W. Piper and Ellene E. Piper; thence by land now or formerly of Richard W. Piper and Ellene S. Piper, the following thirteen (13) courses and distances: (1) South 41 deg. East, 297 feet to a pine; (2) South 22 deg. East, 132 feet to a chestnut and stones; (3) South 28-1/4 deg. East, 156.75 feet to a spring; (4) South 19-3/4 deg. East, 123.75 feet to a maple; (5) South 39-3/4 deg. East 99 feet to a maple; (6) South 25-1/2 deg. East, 264 feet to stones; (7) South 56-1/2 deg. East, 132 feet to stones; (8) South 34-

1/2 deg. East, 1831.5 feet (crossing Legislative Route 50060) to stones; (9) North 58 deg. East, 61.87 feet to stones; (10) South 34-1/2 deg. East, 221 feet to stones; (11) South 43-1/2 deg. East, 315 feet to stones; (12) South 24-1/2 deg. West, 132.5 feet to stones; (13) South 34-1/2 deg. East, 590 feet to stones at line of lands now or formerly belonging to the Commonwealth of Pennsylvania; thence along lands now or formerly of the Commonwealth of Pennsylvania, South 42-1/4 deg. West, 878 feet to a point; thence continuing along same, South 44-3/4 deg. West, 1,006.5 feet to an iron pin and stones, the place of BEGINNING, containing 209 acres and 33 perches. This description is taken from a description prepared by Irwin Engineering Associates, Inc..

EXCEPTING THEREFROM all adverse conveyances of record, including but not limited to the following four (4) separate tracts of land:

1. Premises containing 40.3091 acres of land conveyed unto B. R. Kennedy, by deed dated April 10, 1991 and recorded in Perry County Record Book 611, Page 328, and identified as Lot No. 1 in Perry County Plan Book 34, Page 102;
2. Premises containing 40.0288 acres of land conveyed unto Larry L. Cole, by deed dated May 1, 1991 and recorded in Perry County Record Book 614, Page 260, and identified as Lot No. 2 in Perry County Plan Book 34, Page 102;
3. Premises containing 40.7593 acres of land conveyed unto David L. Mowery and Susan L. Mowery, husband and wife, by deed recorded in Perry County Record Book 632, Page 147, and identified as Lot No. 3 in Perry County Plan Book 34, Page 102.
4. Premises containing 40.000 acres of land conveyed to Larry L. Cole, by deed dated January 16, 2012 and recorded in Perry County Instrument No. 201200440, and identified as Lot 4A in Perry County Plan Book 63, Page 134.

BEING the remaining part of that property conveyed to Lewis E. Curley and Leslie A. Curley, husband and wife, by deed of Etnoyer's Trailer Sales, Inc., dated December 20, 2004 and recorded in Perry County Instrument No. 200413393. Lewis E. Curley died on June 6, 2021, thereby vesting title solely in Leslie A Curley, grantor herein.

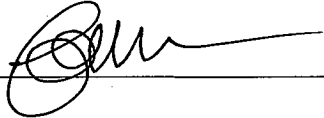
The land herein conveyed contains 41.578 acres, more or less, and is shown as Lot #4 of Perry County Plan Book 63, Page 134.

Having erected thereon a dwelling and numerous outbuildings known as 4565 Horse Valley Road, East Waterford, PA 17021.

AND the said grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set her hand and seal, the day and year first above-written.

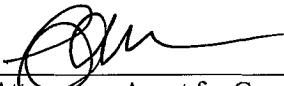
Sealed and delivered in the presence of



 (SEAL)
LESLIE A. CURLEY

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantee herein is as follows:
P. O. Box 179
Landisburg, PA 17040



Attorney or Agent for Grantee

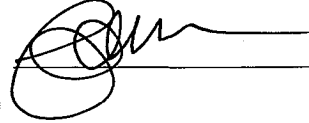
State of Pennsylvania

SS:

County of Perry

On this, the 22nd day of December 2021, before me Scott W. Morrison
the undersigned officer, personally appeared Leslie A. Curley, unmarried widow, known to me
(or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and
acknowledged that she executed the same for the purpose therein contained.

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



My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Scott W. Morrison, Notary Public
Perry County
My commission expires June 23, 2024
Commission number 1116046

COPY

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
12/22/21

Grantor(s)/Lessor(s) Leslie A. Curley	Telephone Number	Grantee(s)/Lessee(s) The Bank of Landisburg	Telephone Number (717) 789-3213
Mailing Address 4565 Horse Valley Road		Mailing Address P. O. Box 179	
City East Waterford	State PA	ZIP Code 17021	City Landisburg
	State PA	ZIP Code 17040	

SECTION II REAL ESTATE LOCATION

Street Address 4565 Horse Valley Road	City, Township, Borough East Waterford, Toboyne Township
County Perry	School District West Perry
	Tax Parcel Number 252,154.00-002.000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 630,500.00	5. Common Level Ratio Factor x 1.21	6. Computed Value = 762,905.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status

1a. Amount of Exemption Claimed \$ 15,258.10	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	---	---

2. Check Appropriate Box 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.) **Perry County Instrument No. 201901432**

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.)

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

Name Scott W. Morrison	Telephone Number (717) 582-2300
Mailing Address 6 West Main Street	City New Bloomfield
	State PA
	ZIP Code 17068

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 12/22/21

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

