

Receipt 341134

Printed 06-26-2020 13:01:35

Happy Valley Settlement Services, Inc.  
1901 E College Ave  
State College Pennsylvania 16801

Joseph L. Davidson  
Recorder of Deeds - Centre County  
414 Holmes Street Suite 1  
Bellefonte, PA 16823

DEED - NONTAXABLE

R 02252-0224A      1446      4 pages

1 ESH, JACOB P

2 ESH, STEVEN S

\*\*\*\*\* RETURN TO \*\*\*\*\*

Happy Valley Settlement Services, Inc.  
1901 E College Ave  
State College Pennsylvania 16801  
\*\*\*\*\*

County Fee	18.00
State Writ	0.50
ATJ Fee	40.25
Affordable Housing	11.50

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DEED - NONTAXABLE      70.25

Commonwealth of Pennsylvania }

County of Centre }

Recorded on Jun 26, 2020

By: JOSEPH L. DAVIDSON  
RECORDER OF DEEDS  
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the official record.  
DO NOT DETACH

Deed - Warranty

**PREPARED BY:**

James N. Bryant, Esq.  
Bryant & Carson, P.C.  
107 East Main Street  
P. O. Box 551  
Millheim, PA 16854



R 02252-0224 Jun 26, 2020

Esh, Jacob P  
Esh, Steven S

06/26/2020  
13:01:35

DN 4pgs

*Joseph L. Davidson*  
RECORDER OF DEEDS

Electronically Recorded / Submitted by Simplifi

THIS DEED,

MADE the 24<sup>th</sup> day of June, in the year two thousand  
twenty (2020)


BETWEEN **JACOB P. ESH and LAVINA S. ESH**, of Howard, Marion Township,  
Centre County, Pennsylvania, GRANTORS, parties of the first part,

A N D

**STEVEN S. ESH and LILLIAN L. ESH, husband and wife**, as tenants by the  
entireties, of Howard, Marion Township, Centre County, Pennsylvania,  
GRANTEES, parties of the second part

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 Grantees, their heirs, executors and assigns

ALL THAT CERTAIN messuage, tenement and tract of land situate in Marion  
Township, Centre County, Pennsylvania, bounded and described as follows:

	C.C.B.O.A. Registry 06-26-20 CAS
	9-6/28F
	Uniform Parcel Identifier

BEGINNING at a 3/4" rebar lying on the eastern right of way of State Route 1010, said point being the most western point of the lot herein conveyed; thence along the private driveway easement serving this lot North 54 degrees 56 minutes 34 seconds East, a distance of three hundred seventy-seven (377.00') feet to a 3/4" rebar; thence South 35 degrees 03 minutes 26 seconds East, passing over a 3/4" rebar at two hundred forty-nine and 89/100 (249.89') feet, and traveling a total distance of two hundred sixty-two and 89/100 (262.89') feet to a 3/4" rebar; thence South 54 degrees 56 minutes 34 seconds West, a distance of three hundred eighty-three and 80/100 (383.80') feet to a 3/4" rebar lying on the eastern right of way of State Route 1010; thence along said right of way and along the arc of a curve to the left having the following curve data: "1" angle = 02 degrees 21 minutes 03 seconds, radius = 6,410.00 feet, tangent = 131.52 feet, chord bearing = North 33 degrees 34 minutes 32 seconds West, chord distance = 262.98 feet, arc distance = 263.00 feet to a 3/4" rebar, the point of beginning.

Containing 99,768.7 square feet (2.29 acres) net area, and being more fully described and depicted on a plan prepared by Steven G. Small, P.L.S. titled "Preliminary/Final Land Survey for Jacob P. and Lizzie S. Esh," dated February 3, 1992, revised May 4, 1992, and recorded in and for the County of Centre in Plat Book 45, Page 30.

BEING known as Lot 1 of the Jacob P. Esh Plan and being known as Centre County Uniform Parcel Identifier Tax Parcel Number 9-6/28F.

The improvements erected thereon consist of a two-story frame dwelling and a frame garage.

UNDER AND SUBJECT to and GRANTING AND CONVEYING the Private Driveway Easement as recorded at Record Book 625, Page 935.

BEING the same premises which became vested in Jacob P. Esh and Lavina S. Esh, husband and wife, by deed of Jacob P. Esh, dated October 21, 2019, and recorded in Centre County Record Book 2240, Page 964.

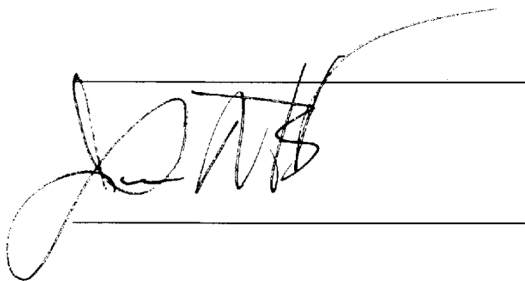
UNDER AND SUBJECT TO ALL EASEMENTS, COVENANTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND ON THE GROUND.

IT IS HEREBY CERTIFIED THIS IS A TRANSFER FROM GRANDPARENT TO GRANDCHILD, AND THEREFORE IS EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAX.

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

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seals, the day and year first above-written.

Sealed and delivered in the presence of

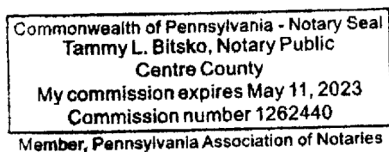


Jacob P. Esh (Seal)  
Jacob P. Esh

Lavina S. Esh (Seal)  
Lavina S. Esh

COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF CENTRE :

This record was acknowledged before me on June 24, 2020,  
by Jacob P. Esh and Lavina S. Esh.



Tammy L. Bitsko  
Signature of Notarial Officer  
Notary Public in and for the State of PA  
My Commission Expires 5-11-23

### **CERTIFICATE OF RESIDENCE**

I hereby certify, that the precise residence of the Grantees herein is as follows:

950 Hubler Ridge Road  
Howard, PA 16841

  
\_\_\_\_\_  
Attorney or Agent for Grantee

S:\Real Estate\2020 RE\June\Esh Jacob P and Lavina S Esh deed to Steven S Esh and Lillian L. Esh UPI 9-6-28F.wpd