

2007-481

ENTERED
 JUNIATA COUNTY
 TIME: 2:40 P.M.
 DATE: 2-16-2007
 FEES: \$5.28.56

THIS DEED

MADE THE 10th day of February in the year of our Lord two thousand seven (2007)

BETWEEN MARVIN C. FULTZ and ANNA MAE FULTZ, husband and wife, of 230 Mill Road, Richfield, Juniata County, Pennsylvania, of the First Part,

Grantors

AND DONALD F. FULTZ and ELKE FULTZ, husband and wife, of Mifflin Borough, Juniata County, Pennsylvania, the Second Part,

Grantees

WITNESSETH, that in consideration of Seventy-eight thousand and 00/100 (\$78,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, as tenants by the entireties with the right and incidence of survivorship, their heirs and assigns,

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in Greenwood Township, Juniata County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, the Southeastern corner of the tract herein conveyed, being a point on the centerline of Pa. Route No. 235 on line of lands now or formerly of Lloyd Troup; thence along said centerline of Pa. Route No. 235 the following courses and distances: North seventy-three (73) degrees fifty-seven (57) minutes three (03) seconds West a distance of one hundred fifteen and fifty-five hundredths (115.55) feet to a point; thence North seventy-six (76) degrees fifty-nine (59) minutes thirty-one (31) seconds West a distance of ninety-five and seventy-one hundredths (95.70) feet to a point; thence North seventy-seven (77) degrees sixteen (16) minutes twenty-eight (28) seconds West a distance of one hundred ninety-nine and seventeen hundredths (199.17) feet to a point; thence North seventy-five (75) degrees seventeen (17) minutes twenty-six (26) seconds West a distance of one hundred eighty-one and fifty-seven hundredths (181.57) feet to a point being the intersection of the centerlines of Greenwood Township Road No. 413 and the aforesaid Pa. Route No. 235; thence continuing along the centerline of the aforesaid Pa. Route No. 235 North seventy-four (74) degrees eleven (11) minutes fifty-three (53) seconds West a distance of one hundred forty-nine and forty-eight (48) hundredths (149.48) feet to a point being the Southwestern corner of the tract being herein conveyed; thence along lands now or formerly of Michael J. Melecki the following four (4) courses and distances: North fifteen (15)

degrees forty-five (45) minutes thirty (30) seconds East a distance of three hundred twenty-nine and thirteen hundredths (329.13) feet to an iron pin being in the Northwestern corner of the tract being herein conveyed; thence South seventy-eight (78) degrees thirty-three (33) minutes fourteen (14) seconds East a distance of four hundred fifty and eighteen hundredths (450.18) feet to a point; thence North twenty-two (22) degrees twenty-five (25) minutes twenty-two (22) seconds East a distance of one hundred ninety-two and twenty-nine hundredths (192.29) feet to a point; thence South sixty-six (66) degrees twenty-nine (29) minutes forty-one (41) seconds East a distance of three hundred ninety-eight and ninety-one hundredths (398.91) feet to an iron pin situate in the Northeastern corner of the tract herein conveyed and also in line of lands now or formerly of Erin E. Warner; thence along lands now or formerly of the said Erin E. Warner the following two (2) courses and distances: South eighteen (18) degrees twenty-three (23) minutes twenty-seven (27) seconds West a distance of one hundred sixty-three and sixty-six hundredths (163.66) feet to an iron pin; thence South thirty-six (36) degrees three (03) minutes five (05) seconds West a distance of three hundred forty and four hundredths (340.04) feet to a point in the centerline of Pa. Route No. 235, being the Southeastern corner of the tract herein described as well as the place of BEGINNING.

CONTAINING seven and three hundred three thousandths (7.303) acres and being shown as Lot No. 6 of the Franklin Dussinger Development Subdivision Plan prepared May 5, 1977, approved on July 11, 1977 by the Greenwood Township Supervisors and recorded in Juniata County Map Book Volume 11 at Page 30.

This property bears Juniata County Tax Assessment No. 5-5-8.

BEING the same premises which Michael C. Brouillette, Executor of the Estate of Michael F. Brouillette, deceased, by his deed dated January 5, 2007 and recorded January 9, 2007 in the Office of the Recorder of Deeds of and for Juniata County, Pennsylvania in Record Book 385, Page 279 & c., sold and conveyed unto Marvin C. Fultz and Anna Mae Fultz, his wife, the Grantors herein.

This is a conveyance from an individual and his wife to brother, sister-in-law and brother-in-law and is therefore exempt from realty transfer tax pursuant to the provisions of 61 pa. Code section 91.193 (b) (6) (C)

No hazardous waste is presently being disposed of or has actually been disposed of by the Grantors or to the Grantor's actual knowledge on the premises hereby conveyed. This statement is made in accordance with the provisions of the Solid Waste Management Act 97 of 1980, H. B. 1840.

AND the said Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

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

*Signed, Sealed and Delivered
in the presence of:*

Marvin C. Fultz (SEAL)
MARVIN C. FULTZ

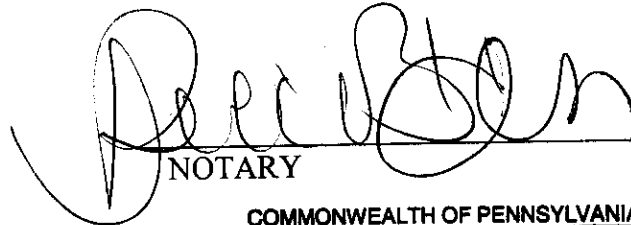
Anna Mae Fultz (SEAL)
ANNA MAE FULTZ

STATE OF PENNSYLVANIA

COUNTY OF JUNIATA

On this, the 12th day of February, 2007, before me, the undersigned officer, personally appeared MARVIN C. FULTZ and ANNA MAE FULTZ, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed same for the purposes therein contained.

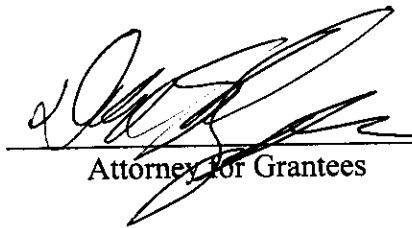
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

 (SEAL)
NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca B. Hess, Notary Public
Mifflin Boro, Juniata County
My Commission Expires Feb. 17, 2009
Member, Pennsylvania Association of Notaries

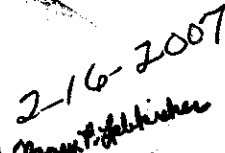
I do hereby certify that the precise residence and complete post office address of the within named grantees is: P. O. Box 159, Mifflin, PA 17058.

February 12, 2007


Attorney for Grantees

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



2-16-2007

Nancy P. Lebesch
Recorder of Deeds