



FILED
CLINTON COUNTY, PA

2023 JUN 30 PM 12: 22

JENNIFER L HOY
REGISTER & RECORDER

This document prepared by:
Paul J. Ryan, Esquire
COPLOFF, RYAN & HOUSER
136 East Water Street
Lock Haven, PA 17745
(570) 748-7771

THIS DEED, Made the 28 day of June, Two Thousand Twenty-three
(2023)

BETWEEN EDWARD SPRINGER and LINDA R. SPRINGER, husband and wife,
of West Chester, Chester County, Pennsylvania,

GRANTORS,

A
N
D

JOSEPH J. BYLER, II, and BARBARA S. BYLER, husband and wife, of
Loganton, Clinton County, Pennsylvania,

GRANTEES

WITNESSETH, That in consideration of EIGHT HUNDRED SEVENTY-FIVE
THOUSAND and 00/100 ----- (\$875,000.00) ----- DOLLARS,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant
and convey to the said Grantees, their heirs and assigns,

PARCEL NO. 1:

ALL THAT CERTAIN tract or parcel of land situate in West Keating Township,
Clinton County, Pennsylvania; bounded and described in accordance with a GPS base
drawing by Kerry A. Uhler and Associates, dated January 24, 1995; which drawing makes no
warranty or certification pertaining to the lots shown on the drawing which were not surveyed
using conventional surveying methods, as follows:

2023-02075

11/0-00
6

Parcel 1
CLINTON
COUNTY
UPI

16-24057
UPI Number

6/30/2023
Date

BEGINNING at a point on the Southerly line of lands now or formerly of Forney D. Winner and being the Northeast corner of Tax Parcel 01-01-0027; thence along the line of lands now or late of Forney D. Winner, South 89 degrees 46 minutes 20 seconds East, a distance of two thousand five hundred thirty-six and 73/100 (2,536.73) feet to a point; thence along the Westerly line of Tax Parcel 02-01-10, South 00 degrees 00 minutes 00 seconds East, a distance of seven hundred thirteen and 39/100 (713.39) feet to a point; thence along Tax Parcel 02-01-12, the following four (4) courses and distances: (1) North 90 degrees 00 minutes 00 seconds West, a distance of five hundred forty-one and 20/100 (541.20) feet to a point; (2) South 00 degrees 00 minutes 00 seconds East, a distance of five hundred thirty-nine and 55/100 (539.55) feet to a point; (3) North 90 degrees 00 minutes 00 seconds East, a distance of three hundred fifty-four and 75/100 (354.75) feet to a point; and (4) South 00 degrees 00 minutes 00 seconds East, a distance of four hundred nine and 20/100 (409.20) feet to a point; thence along Tax Parcel 02-01-11, South 00 degrees 00 minutes 00 seconds East, a distance of eight hundred thirty-nine and 68/100 (839.68) feet to a point; thence continuing along the same, South 08 degrees 22 minutes 49 seconds East, a distance of two hundred seventy-nine and 27/100 (279.27) feet to a point; thence along the Northerly line of Tax Parcel 02-01-13, South 76 degrees 19 minutes 07 seconds West, a distance of three thousand four hundred ninety-two and 60/100 (3,492.60) feet; thence along Tax Parcel 02-01-15, North 00 degrees 00 minutes 00 seconds East, a distance of three hundred thirty-six and 60/100 (336.60) feet; thence continuing along the same, North 90 degrees 00 minutes 00 seconds West, a distance of six hundred sixty (660) feet; thence North 01 degree 26 minutes 25 seconds West, a distance of two thousand eighty-five and 83/100 (2,085.83) feet to a point; thence along the Southerly line of Tax Parcel 01-01-0027, North 89 degrees 59 minutes 46 seconds East, a distance of one thousand seven hundred fifteen and 05/100 (1,715.05) feet to a point; thence continuing along the same, North 00 degrees 00 minutes 14 seconds West, a distance of one thousand one hundred ninety-two and 38/100 (1,192.38) feet to the place of beginning. Containing 250.726 acres, more or less.

There are no improvements on the premises.

SUBJECT to an easement for access granted to Paul D. Hess and Donna R. Hess as set forth in Clinton County Record Book 721, page 13.

BEING the same premises vested in Edward Springer by virtue of the following:

1. Deed from Pete T. Kwiatek and Kurt J. Kwiatek, Co-Executors of the Estate of Joyce B. Heineman, deceased, Charles J. Silcott, Successor Trustee, Thomas R. Bridgens, Jr., and Danette Bridgens, husband and wife, to Edward Springer and Thomas F. Springer, dated September 14, 2004, and recorded in Clinton County, Pennsylvania, as Instrument No. 2004-06762; and
2. Deed from Thomas F. Springer to Edward Springer, dated February 14, 2012, and recorded in Clinton County, Pennsylvania, as Instrument No. 2012-00645.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Tax Parcel No: 02-01-0014 on the maps of the Clinton County Tax Assessor.

Linda R. Springer joins in this conveyance to extinguish whatever legal and equitable right she may have in the real estate.

UNDER AND SUBJECT to a Right-of-Way Agreement between Edward Springer and John E. Wherley, Jr., and Sherry M. Wherley, his wife, and McCormick Hill Outfitters, Inc., dated June 16, 2023, and recorded June 27, 2023, in Clinton County, Pennsylvania, as Instrument No. 2023-02035.

FURTHER GRANTING AND CONVEYING AND UNDER AND SUBJECT TO an Agreement for the Mutual Exchange of Right-of-Way between Edward Springer and John E. Wherley, Jr., and Sherry M. Wherley, his wife, dated June 23, 2023, and recorded June 27, 2023, in Clinton County, Pennsylvania, as Instrument No. 2023-02036.

FURTHER GRANTING AND CONVEYING AND UNDER AND SUBJECT TO an Agreement for the Mutual Exchange of Right-of-Way between Edward Springer and Linda R. Springer, husband and wife, and McCormick Hill Outfitters, Inc., and McCormick Hill, Inc., dated June 16, 2023, and recorded June 27, 2023, in Clinton County, Pennsylvania, as Instrument No. 2023-02037.

PARCEL NO. 2:

ALL THAT CERTAIN tract or parcel of land situate in West Keating Township, Clinton County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Warrant 3493; thence East, a distance of eighty-three (83) perches to a post corner; thence South, a distance of twenty and 4/10 (20.4) perches to a post corner; thence South 72 1/2 degrees West, a distance of ten (10) perches to a West corner of land now or late of Robert Lusk, Lot No. 68; thence South 10 degrees East, a distance of forty-one and 5/10 (41.5) perches to a post corner; thence South 2 degrees East, a distance of one hundred seventy and 2/10 (170.2) perches to a White Pine corner; thence West, a distance of eighty-nine (89) perches to a post, the Northwest corner of Warrant No. 3477; thence North, a distance of two hundred thirty-four (234) perches to the place of beginning. Containing one hundred sixteen and 3/10 (116.3) acres with allowance of six (6%) per cent, more or less, and being Lot No. 67 and part of Warrant No. 3481.

The improvements erected thereon consist of a cabin.

Parcel 2
CLINTON
COUNTY
UPI
16-07028
UPI Number
6/30/2023
Date

*****EXCEPTING AND RESERVING unto Grantors all oil and gas rights with respect to the above two referenced parcels of property.*****

BEING the same premises granted and conveyed by Joyce B. K. Heineman, widow, Charles J. Silcott, Successor Trustee, and Thomas R. Bridgens, Jr., and Danette Bridgens, husband and wife, to Edward Springer and Linda R. Springer, husband and wife, Grantors herein, by Deed dated November 23, 1999, and recorded in Clinton County, Pennsylvania, in Record Book 1079, page 253.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Tax Parcel No. 02-01-0015 on the maps of the Clinton County Tax Assessor. *420 Hanslovan Lane*

UNDER AND SUBJECT to a Right-of-Way Agreement between Edward Springer and John E. Wherley, Jr., and Sherry M. Wherley, his wife, and McCormick Hill Outfitters, Inc., dated June 16, 2023, and recorded June 27, 2023, in Clinton County, Pennsylvania, as Instrument No. 2023- 02035.

FURTHER GRANTING AND CONVEYING AND UNDER AND SUBJECT TO an Agreement for the Mutual Exchange of Right-of-Way between Edward Springer and Linda R. Springer, husband and wife, and McCormick Hill Outfitters, Inc.; and McCormick Hill, Inc., dated June 16, 2023, and recorded June 27, 2023, in Clinton County, Pennsylvania, as Instrument No. 2023- 02037.

AND the said Grantors do hereby **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:

Edward Springer (SEAL)
Edward Springer

Linda R. Springer (SEAL)
Linda R. Springer

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF CLINTON Chester)

This record was acknowledged before me on the 28 day of June,
2023, by EDWARD SPRINGER and LINDA R. SPRINGER.

Rachel Smith
Signature of Notarial Officer
Notary Public in and for the State of PA
My Commission Expires 04-09-2025

Commonwealth of Pennsylvania - Notary Seal
Rachel Smith, Notary Public
Chester County
My commission expires April 9, 2025
Commission number 1377056
Member, Pennsylvania Association of Notaries

I HEREBY CERTIFY that the precise address of the Grantees herein is:

100 HICKORY DRIVE, LOGANTON PA 17747.

By: Rachel Smith



Clinton County

JENNIFER L. HOY

Register of Wills, Recorder of Deeds
and Clerk of Orphans' Court
2 Piper Way - Suite 239
Lock Haven, PA 17745

Phone: 570.893.4010 Fax: 570.893.4273

RECEIPT FOR PAYMENT

Instrument Number: 2023-002075

Receipt Date: 6/30/2023

Instrument Type: DEED

Receipt Time: 12:28:57

Indexed Party: SPRINGER EDWARD

Receipt No.: 1203364

Receipt Distribution

Book#: 2023 Page#: 2075

Fee/Tax Description	Payment Amount
DEED	20.75
DEED - WRIT	.50
RTT STATE	8,750.00
WEST BRANCH AREA	4,375.00
WEST KEATING TWP	4,375.00
AFFORDABLE HOUSING	11.48
AFFORDABLE HOUSING	2.02
UPI	30.00
J.C.S. / A.T.J.	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

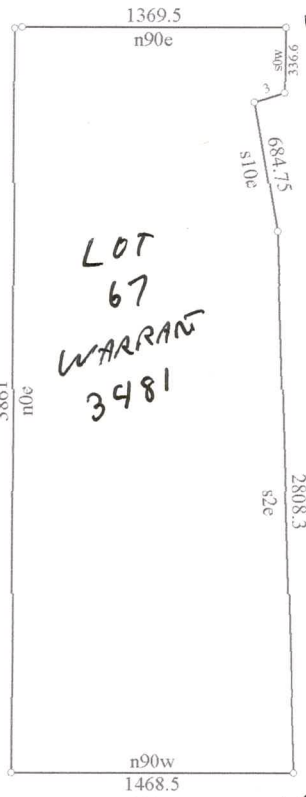
Paid By Remarks: ROBERTS MICELI LLP

Check# 15229	\$8,860.00
Check# 15230	\$8,750.00
Total Received.....	\$17,610.00

WARRANT
3493

83P

POST



LOT
67
WARRANT
3481

LUSK
LOT NO. 68

WHITE PINE

WARRANT 3477

89P

Title:		Date: 06-20-2023
Scale: 1 inch = 1000 feet	File: 116.3 acre parcel 1079-253.des	
Tract 1: 122.307 Acres: 5327698 Sq Feet: Closure = n81.0807e 39.93 Feet: Precision = 1/268: Perimeter = 10694 Feet		
001=n90e 1369.5	004=s10e 684.75	007=n0e 3861
002=s0w 336.6	005=s2e 2808.3	
003=s72.30w 165	006=n90w 1468.5	