

DEED TAX ON REAL ESTATE

Shamokin Township

Amount \$ 7.20.00

Frederick F. Reed, Collector

This Indenture

MADE the 17th day of June
in the year of our Lord one thousand nine hundred and eighty-six
(1986)

ENTERED
PA. D. S. <u>7.20.00</u>
<u>3:34 P.M.</u>
JUN 17 1986
Tax Fee <u>13.50</u>
FREDERICK F. REED, Recorder

BETWEEN MELVIN A. PHILLIPS and BETTY J. PHILLIPS, husband and wife, of R.D. #6, Danville, Northumberland County, Pennsylvania, GRANTORS herein, parties of the first part,

A N D

WAYNE L. LINDENMUTH and JANET L. LINDENMUTH, husband and wife, of R.D. #6, Danville, Northumberland County, Pennsylvania, GRANTEES herein, parties

of the second part WITNESSETH, that the said part ies of the first part, for and in consideration of the sum of

----- SEVENTY-TWO THOUSAND (\$72,000.00) -----

Dollars, lawful money of the United States of America, well and truly paid by the said part ies of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part ies of the second part their heirs and assigns

ALL that certain piece, parcel or tract of land situate, lying and being in Shamokin Township, Northumberland County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 283 leading from Elysburg to Snyderstown; thence South 76 degrees 40 minutes East, 940.5 feet to a point in the center line of said road; thence South 80 degrees 10 minutes East, 231 feet to a point in the center line of said road; thence South 76 degrees 40 minutes East, 728.3 feet to a point in the center line of said road; thence through the center line of said road to the eastern line of lands of Carl F. Yarsky and Mary B. Yarsky, be the distance what it may; thence on a course, South 25 1/2 degrees West to a water birch, be the distance what it may; thence South 81 degrees 10 minutes West, 323.5 feet to a stake; thence South 63 1/2 degrees West, 136 feet to a water birch; thence South 41 1/2 degrees West, 114.8 feet to a stake; thence South 23 3/4 degrees West, 216.8 feet to a water birch; thence South 70 degrees 50 minutes West, 159 feet

to a stake; thence South 54 1/2 degrees West, 100 feet to a water birch; thence South 48 degrees West, 139.7 feet to a stake; thence South 6 1/2 degrees West, 164 feet to a water birch; thence South 49 degrees West, 85 feet to a sassafras; thence South 82 1/4 degrees West, 217 feet to a stake; thence North 89 degrees 45 minutes West, 313 feet to a water birch; thence South 58 degrees West, 95 feet to a stake; thence North 83 1/2 degrees West, 341.5 feet to a stake; thence North 86 1/2 degrees West, 311.7 feet to a stake; thence North 42 1/2 degrees West, 168 feet to a stake; thence North 35 3/4 degrees West, 189 feet to a water birch; thence North 71 1/2 degrees West, 252 feet, more or less, to a stake; thence North 9 1/2 degrees East, 1740.5 feet to a point, the place of BEGINNING.

Containing 85 acres, more or less, as shown on a survey of A. Cameron Bobb, R.S.

SUBJECT to a right-of-way owned now or late by Pennsylvania Railway and a right-of-way of Pennsylvania Power and Light Company.

EXCEPTING AND RESERVING NEVERTHELESS unto Grantors, a right-of-way fifteen (15) feet wide along the aforesaid railroad bed for the purpose of ingress, egress and regress to other adjoining lands of Grantors through existing field road and drive on west side of house.

BEING the same premises which Carl F. Yarsky and Mary B. Yarsky, his wife, by their Deed dated August 15, 1979, and recorded August 17, 1979, in the Office for the Recording of Deeds in and for Northumberland County, Pennsylvania, in Deed Book 564, at page 411, granted and conveyed unto Melvin A. Phillips and Betty J. Phillips, his wife, Grantors herein.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claims and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, to or out of the said premises and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever, and the said parties of the first part, their

heirs, executors and administrators do by these presents, covenant, grant and agree to and with the said parties of the second part their heirs and assigns, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part their heirs and assigns, against the said parties of the first part and their heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof by, from, through, or under him, her, them, or any of them shall and will by these presents warrant and forever defend.

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

Signed, Sealed and Delivered in the presence of

[Handwritten signature]

Melvin A. Phillips (SEAL)
Betty J. Phillips (SEAL)
Betty J. Phillips (SEAL)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER TAX JUN 17 86
7,200.00
PB. 11178 (SEAL)

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF NORTHUMBERLAND

On this, the 17th day of June 1986, before me a notary public the undersigned officer, personally appeared

Wayne L. Lindenmuth and Janet L. Lindenmuth

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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

My Commission Expires
PATRICIA N. KESSLER, Notary Public
Elysburg, Northumberland Co., Pa.
My Commission Expires Aug. 27, 1986

Patricia N. Kessler
Notary Public
[Notary Seal]

I hereby certify that the correct address of the within named Grantee is

R.D. #6
Danville, PA 17821

[Handwritten signature]
Attorney for the Parties