

UPI Approved

MAR 22 2022

03-02-031

#519
RECORDED

2022 MAR 29 PM 3:21

Prepared By and Return To:

Bankers Settlement Services Capital Region, LLC
6310 Allentown Blvd Ste 101
Harrisburg, PA 17112

PATTY SUDERS FIX
RECORDER OF DEEDS
FULTON COUNTY

UPI: 03-02-031

State Tax: \$9,500.00

Local Tax: \$9,500.00

SPECIAL WARRANTY DEED

THIS INDENTURE Made this 11th day of March 2022 between High Rocks Hunting Club, Inc, by Glenn Booth, President, (hereinafter referred to as "Grantor"), and Henry L. Kanagy and Mary R. Kanagy, husband and wife, (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor in consideration of One And No/100 Dollars (\$1.00) to them now paid by the said Grantee, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, release, convey, and confirm unto the said Grantee, their heirs, successors and assigns,

Tract One:

A certain tract of real estate, lying and being situated in Bethel Township, Fulton County, Pennsylvania being more particularly bounded and described as follows:

BEGINNING at a set PK nail in the centerline of Buck Valley Road, a point common to other lands of now or formerly of Frank Watson Jr., along the centerline of Buck Valley Road South thirty degrees, ten minutes, seventeen seconds East (S 30°1'17" E) five hundred twenty-five and thirty-seven one hundredths feet (525.37 ft.) to a set PK nail in the centerline of Buck Valley Road; thence along remaining lands of the Grantors South sixty degrees thirty-four minutes fifty-four seconds West (S 60°34'54" W) fifty-five and twenty two one-hundredths feet (55.22 ft.) to a set iron pin; thence along remaining lands of the Grantors North forty-six degrees twenty-six minutes nineteen seconds West (N 46°26'19" W) one hundred seven and fifty-five one hundredths feet (107.55 ft.) to a found planted stone at a point common to other lands of Grantee; thence along other lands of Grantee North forty degrees seven minutes two seconds West (N 40°07'02" W) one hundred fifteen and twelve one-hundredths feet (115.12 ft.) to a found stone; thence along other lands of Grantee North fifty-three degrees forty minutes fifty seconds West (N 53°40'50" W) three hundred ten and sixty-eight one hundredths feet (310.68 ft.) to a found iron pin at a point common to lands now or formerly of Mary Juanita Kerns and lands now or formerly of Frank Watson, Jr.; thence along other lands of now or formerly of Frank Watson, Jr., North fifty-four degrees four minutes nine seconds East (N 54°04'09" E) two hundred thirty and thirty-two one hundredths feet

BK 0684 PG 0392

(230.32 ft.) to a set PK nail in the centerline of Buck Valley Road, the place of BEGINNING.

CONTAINING one and fifty-seven one hundredths (1.57) acres.

Tract Two:

All the described land now owned by The Fulton Land and Timber Company along Tonoloway Ridge in Bethel Township, Fulton County, Pennsylvania, more particularly described as follows:

Begin at corner No. 1, an iron pin found in the State Line between the States of Maryland and Pennsylvania (the Mason-Dixon Line) at a corner of land owned by James F. Might (see Deed Book 72, page 101), and run thence along the said State Line North 81° 12' 03" West 114.69 feet to corner No. 2, an iron pin set; run thence along lands of James E. Smith (see Deed Book 119, page 120) and Mabel G. Ward (see Deed Book 101, page 36) North 18° 59' 45" East 1,127.48 feet to corner No. 3, a stone pile found; run thence along the land of said Mabel G. Ward North 76° Township Road run thence 51' 02" West 1,087.64 feet crossing 301 to corner No. 4, an iron pin set; run North 45° 38' 37" west 356.40 feet to corner No. 5, a stone pile found in a line of land of Wayne C. Ward (see Deed Book 100, page 540) at a corner of land of James Bishop, Jr. (see Deed Book 100, page 51); run thence along the lands of said Bishop and Floyd Powell (see Deed Book 51, page 386) North 42° 42' 06" East 2,819.02 feet to corner No. 6, a stone pile found, being a common corner of the said Powell land and land owned by Kenneth Blankley (see Deed Book 69, page 552); run thence along the land of Blankley the following two courses:

North 36° 54' 59" East 1,287.00 feet to corner No. 7, an iron pin set, and North 28° 40' 55" East 1,299.03 feet to corner No. 8, an iron pin set in line of land of Stanley Powell (see Deed Book 83, page 112), and run thence along land of said Powell South 70° 28' 01" East 858.00 feet to corner No. 9, an oak, thence running along the lands of Stanley Powell aforesaid and Mark W. Powell (see Deed Book 85, page 453) and Henry Powell (see Deed Book 83, page 111) and Naomi Rummell (see Deed Book 83, page 110) and John Powell et al. (see Deed Book 90, page 532) and Hilda Bowers (see Deed Book 83, page 116 and Deed Book 108, page 401) North 31° 18' 58" East 4,170.56 feet to corner No. 10, an iron pin found running thence North 55° 49' 18" West 643.90 feet to corner No. 11, an iron pin found in a line of land now or formerly owned by Floyd Powell (see Deed Book 66, page 302), running thence along the land of said Powell North 03° 53' 44" East 1,788.37 feet to corner No. 12, a stone pile found, a corner of land of Tuscarora Land Company; run thence along the land of now or formerly of Tuscarora Land Company North 28° 46' 25" East 907.50 feet to corner No. 13, an iron pin set, in the line of said Tuscarora and a corner of land now or formerly owned by Earl Barton (see Deed Book 60, page 563) running thence along the land of said Barton the following four courses:

South 54° 43' 35" East 231.00 feet to corner No 14 an iron pin set;
North 40° 01' 25" East 363.00 feet to corner No 15, an iron pin set;
North 44° 59' 38" East 793.05 feet to corner No 16, an iron pin set;

North 61° 58' 13" East 626.37 to a corner No. 17, an iron pin set, a corner of land now or formerly of Irvin Kerns (see Deed Book 68, page 511); thence along land now or formerly of Kerns North 69° 54' 59" East 852.24 feet to corner No. 18, an iron pin set, corner to land of James Golden (see Deed Book 64, page 570); running thence along the land of Glen Smith (see Deed Book 73, page 77) the following five courses:

South 53° 40' 50" East 310.68 feet to corner No. 19, a stone found;

South 40° 07' 02" East 115.12 feet to corner No. 20, a stone found;

South 24° 22' 29" West 1,906.25 feet to corner No. 21, an iron pin set;

South 29° 10' 43" West 607.45 feet to corner No. 22, an iron pin set;

South 53° 08' 13" East 473.63 feet to corner No. 23, a stone pile found, running thence along the land of Daniel Smith (see Deed Book 118, page 270) the following four courses:

South 49° 51' 41" West 634.37 feet to corner No. 24, an iron pin;

South 43° 14' 10" West 216.98 feet to corner No. 25, an iron pin in stone pile;

South 31° 15' 08" West 702.43 feet to corner No. 26, an iron pin in stone pile;

South 31° 08' 52" West 745.09 feet to corner No. 27, an iron pin set in line of land of Robert Golden (see Deed Book 57, page 399); thence running along the lands of said Robert Golden the following four courses:

North 58° 29' 14" West 312.60 feet to corner No. 28, a locust stump;

South 35° 12' 32" West 1,167.41 feet to corner No. 29, an iron pin set;

South 27° 44' 02" West 1,039.50 feet to corner No. 30, an iron pin set;

South 32° 44' 01" West 1,798.50 feet to corner No. 31, a point on rock;

run thence along the lands of Robert H. Gunnell (see Deed Book 28, page 189) and John L. Kumb (see Deed Book 71, page 327) South 32° 29' 54" West 1,768.90 feet to corner No. 32, an iron pin found; thence running along the land of Everett W. Peak (see Deed Book 71, page 521) South 32° 16' 54" West 805.10 feet to corner No. 33, an iron pin found thence along land of Jan Slamen (see Deed Book 71, page 367) South 30° 42' 05" West 833.17 feet to corner No. 34, an iron pin found; hence along land of Louis Trotta et al. (see Deed Book 112, page 334) South 32° 01' 13" West 1,194.03 feet to corner No. 35 a rock oak, thence along the land of Louis J. Trotta (see Deed Book 72, page 100) South 29° 19' 17" West 753.33 feet to corner No. 36, to an iron pin found; thence along land of James F. Might (see Deed Book 72, page 101) the following two courses:

South 35° 11' 17" West 778.70 feet to corner No. 37, an iron pin found;

South 30° 59' 19" West 331.73 feet to corner No. 1, the PLACE OF BEGINNING.

CONTAINING 380.21 acres, according to a survey made September 26, 1986, by George E. Sigel, P.L.S., for G&S Surveys, McConnellsburg, Pennsylvania, which plat is recorded at the Fulton County Courthouse at Deed Book 159, Page 39.

Being the same premises which is vested in High Rocks Hunting Club Inc., by virtue of deed from High Rocks Hunting Club Inc., dated 10-19-2004 and recorded 10-25-2004 in the Office of the Recorder of Deeds in and for Fulton County, Pennsylvania in Book 407 at Page 508.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in

Fulton County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

The preparation of this Deed, in and of itself, does not constitute any certification or any opinion by Bankers Settlement Services Capital Region, LLC, as to the title to the above described premises.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof. with appurtenances;

TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the Grantee, their heirs and assigns forever.

And the said Grantor, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantor, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantor shall and will **SPECIALLY WARRANT** and defend the Premises hereby conveyed.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hand and seal the day and year first above written.

Attest:

High Rocks Hunting Club, Inc.

By: Glenn Booth
Glenn Booth, President

State/Commonwealth of Florida

County of Brevard

On this the 11th day of March, 2022, before me,
Timothy D. Capps, the undersigned Notary Public,
personally appeared Glenn Booth,
personally known to me - OR - proven to me on the basis of satisfactory evidence to be
the person(s) who executed the within instrument as VADL
on behalf of High Rocks Hunting Club, Inc., the corporation therein named, and
acknowledged to me that the corporation executed the same for the purposes therein
stated.

WITNESS my hand and official seal.



Signature of Notary Public



Timothy D. Capps
State of Florida
My Commission Expires 10/21/2022
Commission No. GG 269813

Printed Name: Timothy D Capps
My Commission Expires: 10-21-2022

Certificate of Residence

I do hereby certify that the precise residence and the complete post office address of
the within named grantee is:

57 Nuey St
Allensville PA 17002



Settlement Agent

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY
State Tax Paid: \$9,500.00
Book: 684 Page: 392
Instrument Number: 579 of 2022
Date Recorded: 3-29-2022

SECTION I TRANSFER DATA

Date of Acceptance of Document 03/18/2022			
Grantor(s)/Lessor(s) High Rocks Hunting Club, LLC	Telephone Number (703) 919-1587	Grantee(s)/Lessee(s) Henry L. & Mary R. Kanagy	Telephone Number (814) 506-2383
Mailing Address 24018 Middleton Drive		Mailing Address 57 Huey Street	
City Selbyville	State DE	ZIP Code 19975	City Allensville
			State PA
			ZIP Code 17002

SECTION II REAL ESTATE LOCATION

Street Address Buck Valley Road		City, Township, Borough Bethel Township
County Fulton	School District South Fulton School District	Tax Parcel Number 03-02-031

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO		
1. Actual Cash Consideration 950,000.00	2. Other Consideration + 0.00	3. Total Consideration = 950,000.00
4. County Assessed Value 24,430.00	5. Common Level Ratio Factor x 3.29	6. Computed Value = 80,374.70

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval 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.)
- ☐ 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.)

Purchase Price of the property is \$950,000.00

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

Name Bankers Settlement Services Capital Region, LLC		Telephone Number (717) 423-4211	
Mailing Address 6310 Allentown Blvd Suite 101		City Harrisburg	State PA
			ZIP Code 17112

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 <i>Frank W. Williams</i>	Date 03/18/2022
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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PATTY SUDERS FIX

PROTHONOTARY, REGISTER, RECORDER
AND CLERK OF THE COURTS

Fulton County Courthouse, McConnellsburg, PA 17233-1198

PHONE: (717) 485-4212

2022-000519

Instrument Number: 2022-000519

Instrument Type: DEED

Receipt Date: 3/29/2022

Receipt Time: 03:29:15

Receipt No.: 5040788

Receipt Distribution

Fee/Tax Description	Payment Amount
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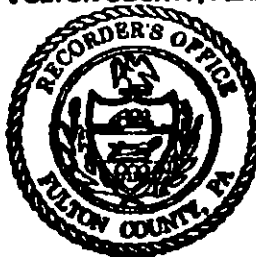
DEED	19.50
DEED - WRIT	.50
DEED - RTT STATE	9,500.00
SOUTHERN FULTON SD	4,750.00
BETHEL TOWNSHIP	4,750.00
UPI FEE	20.00
J.C.S. / A.T.J.	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Paid By Remarks: BANKERS SETTLEMENT SERVICES
HIGH ROCKSCLUB/BOOTH/KANAGY

Check# 27568	\$83.25
Check# 27570	\$19,000.00
Check# 27692	\$2.00

Total Received..... \$19,085.25

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
FULTON COUNTY, PENNSYLVANIA.



Patty Suders Fix
Patty Suders Fix
Recorder of Deeds

Certification Page

DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

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