

# Article of Agreement,

MADE THE 28th day of June in the year two thousand twenty five (2025)

BETWEEN EMANUEL ALLGYER and REBECCA ALLGYER, his wife, Sellers

and

Buyers

WITNESSETH, that the said Sellers, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyers to be kept and performed have agreed and do hereby agree to sell and convey unto the said Buyers, their heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of

Dollars, to

be paid as follows:

- \$40,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before August 28, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Jackson Township, Perry County, Pennsylvania, containing 14.080 acres, and having thereon a dwelling and outbuildings with an address of 911 Robinson Road, Blain, Perry County, Pennsylvania, and being part of Tax Parcel No. 090,175.00-048.000. Being Lot 2 on Final Minor Subdivision Plan as prepared by Thomas L. Palm and recorded in Perry County Instrument Number 202503009.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyers.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyers, their heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyers, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyers understand that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyers, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final

settlement. In case of fire or other casualty prior to settlement, the Buyers shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyers represent that they have inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

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

Signed, Sealed and Delivered in the Presence of

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EMANUEL ALLGYER

\_\_\_\_\_  
REBECCA ALLGYER

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## EXHIBIT A

ALL that certain tract of land situate in Jackson Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin along lands now or formerly of Dorothy Jean Becker and Robert Edward Becker and lands now or formerly of the Grantors herein; thence along the lands now or formerly of the Grantors herein, South 79 degrees 12 minutes 20 seconds West, a distance of 865.60 feet to an iron pin; thence along same, North 10 degrees 53 minutes 21 seconds West, a distance of 631.72 feet to an iron pin; thence along same North 62 degrees 45 minutes 12 seconds East, a distance of 298.12 feet to an iron pin; thence along lands now or formerly of Chad C. Mitten, North 60 degrees 41 minutes 16 seconds East, a distance of 106.44 feet to an iron pin; thence along same North 46 degrees 53 minutes 12 seconds East, a distance of 127.27 feet to an iron pin; thence along lands now or formerly of Betty L. Anderson, et al, a distance of North 46 degrees 51 minutes 08 seconds East, a distance of 229.18 feet to an iron pin; thence along lands now or formerly of Guy A. Eckert and Brenda M. Eckert, South 30 degrees 52 minutes 43 seconds East, a distance of 36.02 feet to an iron pin; thence along lands now or formerly of Harold Scott Sangrey, South 26 degrees 20 minutes 00 seconds East, a distance of 221.65 feet to an iron pin; thence along same North 55 degrees 07 minutes 39 seconds East, a distance of 19.08 feet to an iron pin; thence along lands now or formerly of Steven L. Wagner, South 12 degrees 55 minutes 01 seconds East, a distance of 135.23 feet to an iron pin; thence along lands now or formerly of Guy A. Eckert and Brenda M. Eckert, South 13 degrees 22 minutes 36 seconds East, a distance of 194.24 feet to an iron pin; thence along lands now or formerly of Dorothy Jean Becker and Robert Edward Becker, South 22 degrees 18 minutes 14 seconds East, a distance of 379.50 feet to a point, the place of BEGINNING, containing 14.08 acres and being Lot 2 of the Final Minor Subdivision Plan prepared by Thomas L. Palm, PLS, dated February 19, 2025 and recorded in Perry County Instrument Number 202503009.

HAVING ERECTED thereon a dwelling, garage, barn and numerous outbuildings known as 911 Robinson Road, Blain, Pennsylvania.

BEING part of the same property conveyed to Emanuel Jay Allgyer and Rebecca B. Allgyer, his wife, by deed of David K. Lapp and Lydia K. Lapp, his wife, dated January 6, 1998 and recorded in Perry County Deed Book 1066, Page 346.