

BK0510PG0414

TAX PARCEL NO. 18,07-0105WA,000
TAX PARCEL NO. 18,07-0105WB,000
TAX PARCEL NO. 18,07-0105WC,000
TAX PARCEL NO. 18,07-0105-,000
TOWNSHIP OF MENNO

FILED 3352
MIFFLIN COUNTY
Mail Dates
OCT 4 10 45 AM '02
Rec# 158454
BARBARA A. STRINGER
RECORDER
affid. filed - 0 -

DEED

THIS DEED is made the 26th day of September, in the year two thousand two (2002).

BETWEEN IRVIN H. FLEMING and KATHRYN M. FLEMING, husband and wife, now of 118 Bunker Hill Road, Belleville, Mifflin County, Pennsylvania, 17004, parties of the first part, **GRANTORS**,

AND

IRVIN H. FLEMING and KATHRYN M. FLEMING, Trustees of **THE IRVIN H. FLEMING FAMILY IRREVOCABLE TRUST**, dated September 26 2002, parties of the second part, **GRANTEES**.

WITNESSETH, that said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have hereby 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 parties of the second part, their heirs, successors and assigns,

ALL THAT CERTAIN tract or parcel of land situate in the Township of Menno, County of Mifflin and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone at corner of land now or formerly of Noah D. Hostetler; thence along said land now or formerly of Noah D. Hostetler South 18½ degrees East 9.5 perches to stone; thence along same North 68 degrees East 32 perches to stone along land now or formerly of J. U. Peachey; thence along said land now or formerly of J. U. Peachey North 22 degrees West 24 perches to post; thence along same North 68½ degrees East 10 perches to iron pipe in Township Road and corner of land now or formerly of Jacob S. King; thence by said road and along said land now or formerly of Jacob S. King North 81½ degrees West 9.4 perches to stone in said road; thence by said road and along said land now or formerly of Jacob S. King North 22 degrees West 76.3 perches to stone; thence by said road and along land now or formerly of Christ G. Yoder North 22 degrees West 42.6 perches to stone; thence by said road and along land now or formerly of Aaron J. Peachey South 69½ degrees West 80 perches to point; thence by said road and along land now or formerly of John S. Peachey South 69½ degrees West 49.5 perches to iron pin; thence leaving said road and along land now or formerly of Orrie G. Peachey South 23 degrees 21 minutes East 136.2 perches to stone; thence along said land now or formerly of Noah D. Hostetler North 71¼ degrees East 93.1 perches to stone, the place of **BEGINNING**.

CONTAINING 105.22 acres and 6 percent allowance.

HAVING thereon erected a dwelling house, barn and other improvements.

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EXCEPTING AND RESERVING nevertheless thereout and therefrom all that certain portion thereof containing 146 rods which was conveyed to Clark Fleming by deed dated February 1, 1952, and recorded in the Recorder's Office of Mifflin County, Pennsylvania, in Deed Book V, Volume 5, Page 206.

SUBJECT to the water right and rights of way in said deed contained and together with the covenants of the said grantee in said deed contained.

TRACT NO. 2

ALL THAT CERTAIN tract of mountain land situate on Jacks Mountain in said Township, bounded on the East by land now or formerly of Joseph Hartzler, on the South by the mountain line, on the West by land now or formerly of James Fleming's Heirs, and on the North by land now or formerly of John Glick's Heirs.

CONTAINING 80 acres.

EXCEPTING AND RESERVING nevertheless thereout and therefrom 27 acres, more or less, which was conveyed to Samuel W. Fleming by deed dated May 31, 1902, and recorded in the Recorder's Office of Mifflin County, Pennsylvania, in Deed Book 74, Page 139.

TRACT NO. 3

ALL THAT CERTAIN tract of land situate in said Township, bounded and described as follows:

BEGINNING at post; thence by land now or formerly of Joel Zook South $41\frac{1}{2}$ degrees East 59 perches to post; thence along mountain North 48 degrees East 20.6 perches to post; thence by land now or formerly of Christian Yoder North $41\frac{1}{2}$ degrees West 58 perches to post; thence by land now or formerly of Samuel B. King South 48 degrees West 20.2 perches to the place of **BEGINNING**.

CONTAINING 7 acres and 73 perches of woodland, more or less.

TRACT NO. 4

ALL THAT CERTAIN tract of land situate in said Township at the Southern boundary of Tract No. 1 bounded and described as follows:

BEGINNING at a stone at corner of land formerly of John C. Fleming; thence South $18\frac{1}{2}$ degrees East 156 $\frac{3}{4}$ feet along said land formerly of John C. Fleming to a stone; thence South 68 degrees West 298 $\frac{1}{2}$ feet along land now or formerly of Noah D. Hostetler, et ux. To an iron pin; thence North 27 degrees West 157 feet along land now or formerly of Noah D. Hostetler, et ux. To an iron pin; thence North 71 degrees East 306 $\frac{3}{4}$ feet along said land formerly of John C. Fleming to a stone at the place of **BEGINNING**.

CONTAINING 1 acre and 15 square rods of land.

TRACT NO. 5

Parcel No. 1: ALL THAT CERTAIN square rod of ground situate in said Township having a spring located in the center thereof, said spring being located 150 feet, more or less, South from the southern end of bank barn.

Parcel No. 2: ALL THAT CERTAIN square rod of ground situate in said Township having a spring

located in the center thereof, said spring being located 150 feet, more or less, West from the southern end of said bank barn.

TOGETHER with additional rights and subject to the rights, if any, granted to other persons to use and pipe water from said springs.

TRACT NO. 6

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Menno, County of Mifflin and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Township Road No. T-340 which leads from Legislative Highway Route No. 44004 to State highway Route 655; thence along the center line of said Township Road South 80 degrees 58 minutes 7 seconds East 355.21 feet to a point; thence South 22 degrees 46 minutes 28 seconds East 19.5 feet to an exposed iron pin along the Southern line of said Township Road; thence along lands now or formerly of John F. Sausman by the same bearing 191.96 feet to a set iron pin; thence along lands now or formerly of Alvin M. Hostetler and wife South 68 degrees West 472.23 feet to an exposed stone; thence along other lands now or formerly of Irvin H. Fleming North 22 degrees West 396 feet to an exposed post; thence along same North 68 degrees 30 minutes East 165 feet to a point in the center line of said Township road, the place of **BEGINNING**.

CONTAINING 3.4869 acres.

BEING the premises shown in a draft of a survey prepared April 24, 1981, by George R. Campbell, Registered Professional Land Surveyor.

BEING the same premises which Lake G. Weant and Lucy B. Weant, husband and wife, by their deed dated February 1, 1974, and recorded in the Recorder of Deed Office in and for Adams County, Pennsylvania, in Deed Book 311, Page 987, granted and conveyed unto Richard L. Slick and Mary L. Slick, husband and wife, Grantors herein.

THIS IS A TRANSFER FOR NOMINAL CONSIDERATION TO TRUSTEES OF A LIVING TRUST AND IS THEREFORE EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground above-described, with all and singular the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

AND the said Grantors, for themselves, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said

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Grantors, and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALY 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**

Victoria M. Rankin

Irvin H. Fleming
IRVIN H. FLEMING

Victoria M. Rankin

Kathryn M. Fleming
KATHRYN M. FLEMING

COMMONWEALTH OF PENNSYLVANIA

:
:
SS:
:

COUNTY OF MIFFLIN

On this, the 26 day of September, 2002, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **IRVIN H. FLEMING** and **KATHRYN M. FLEMING**, 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 the same for the purpose therein contained.

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

Teri L. Walker
Notary Public
My Commission Expires:

Notarial Seal
Teri L. Walker, Notary Public
Lemoyne Boro, Cumberland County
My Commission Expires Jan. 20, 2003
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the present residence of the Grantees herein is as follows:

RETURN DEED TO:

The Irvin H. Fleming Family Irrevocable Trust
Irvin H. and Kathryn M. Fleming, Trustees
118 Bunker Hill Road
Belleville, PA 17004



Attorney for Grantees

The area below is reserved for use by the Recorder of Deeds:

STATE OF PENNSYLVANIA
County of Mifflin, SS.
Recorded in the
Recorders Office at
Lewistown, PA this 4th October A.D.
day of 2002 in Book 510 414
Page _____
Barbara A. Stringer
Recorder of Deeds



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

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REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	-0-
Book Number	510
Page Number	414
Date Recorded	10-4-02

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Craig A. Hatch, Esquire	Telephone Number	Area Code (717) 731-9600
Street Address	1013 Mumma Road, Suite 100	City	Lemoyne
		State	PA
		Zip Code	17043

B TRANSFER DATA

Grantor(s)/Lessor(s)	Irvin H. and Kathryn M. Fleming	Date of Acceptance of Document	9/2/02
Grantee(s)/Lessee(s)	Irvin H. & Kathryn M. Fleming, Trustees of The Irvin H. Fleming Family Irrevocable Trust		
Street Address	118 Bunker Hill Road	Street Address	118 Bunker Hill Road
City	Belleville	City	Belleville
State	PA	State	PA
Zip Code	17004	Zip Code	17004

C PROPERTY LOCATION

Street Address	118 Bunker Hill Road + additional parcels	City, Township, Borough	Menno Township
County	Mifflin County	School District	Mifflin County School District
		Tax Parcel Number	18,07-0105WA,000 18,07-0105WC,000 18,07-0105WB,000 18,07-0105-000

D VALUATION DATA

1. Actual Cash Consideration	1.00	2. Other Consideration	+ 0	3. Total Consideration	= 1.00
4. County Assessed Value	535.00 + 10,550.00 + 2,180.00 + 114,080.00	5. Common Level Ratio Factor	x 1.91	6. Fair Market Value	1,021.85 + 20,150.50 + = 4,163.80 + 217,892.80

E EXEMPTION DATA

1a. Amount of Exemption Claimed	100%	1b. Percentage of Interest Conveyed	100%
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☒ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) This is a transfer to Trustees of a Living Trust and is therefore exempt from the payment of Realty Transfer Tax. [72 P.S. Section 8102-C.3(8.1)]

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	Date
	10/3/02

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.