

#3

BK 206PG0159

96-416

This Deed,

ENTERED FOR RECORD
IN JUNIATA COUNTY
Feb 22 19 96
11:15 A M
13.50

MADE THIS 26th day of January in the year of our Lord one thousand nine hundred and ninety-five (1995),

BETWEEN ELSIE E. SHEPLER, single, of the Township of Walker, County of Juniata, Commonwealth of Pennsylvania, Grantor,

and

MARIE J. CLUGH, of the Township of Walker, County of Juniata, Commonwealth of Pennsylvania; and,
BARBARA L. SHEPLER, of the Township of WALKER, County of Juniata, Commonwealth of Pennsylvania, Grantees,

WITNESSETH, that in consideration of One and 00/100 Dollar, (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as joint tenants with the right of survivorship, their heirs and assigns,

ALL THAT CERTAIN lot of ground situate in Walker Township, Juniata County, Pennsylvania, bounded and described in accordance with a Subdivision of Property for William Clugh, surveyed by Warren E. Kerstetter, P.L.S. on February 16, 1987 and revised on January 29, 1993, as follows, to wit:

BEGINNING at an existing copperweld marker at the southwest corner of the lot herein conveyed along a line of lands now or formerly of Richard Orndorf; thence along said lands now or formerly of Orndorf, North 08 degrees 48 minutes West 150 feet to an iron pin located at the northwest corner of the lot herein conveyed, said iron pin also being located at the corner of lands now or formerly of William Clugh; thence along said lands now or formerly of Clugh, North 71 degrees 09 minutes East 600 feet to an iron pin; thence along same and through a 30 foot right-of-way, South 08 degrees 48 minutes East 150 feet to an iron pin located at the southeast corner of the lot herein conveyed, said iron pin also being located along a line of lands now or formerly of Richard Orndorf; thence along said lands now or formerly of Orndorf, South 71 degrees 09 minutes West 600 feet to an existing copperweld marker, being the place of BEGINNING.

CONTAINING 2.03 acres, more or less, according to said Subdivision.

BK 206PG0160

TOGETHER WITH the free and uninterrupted use, liberty and privilege and passage over, in and along a certain 30 foot wide right-of-way in common with the Grantors, extending over certain lands of the Grantors herein their heirs and assigns respectively and extending from township road T-469 and running along the boundary line between lands now or formerly of Richard Orndorf and lands of the Grantors herein, to the lands being conveyed herein, as more fully set forth on said survey recorded in Juniata County Map Book 21, page 137.

BEING THE SAME PREMISES which William J. Clugh and Marie J. Clugh, husband and wife, by their Deed dated January 26, 1995 and recorded in Juniata County Record Book 194, page 777, on Jan 26, 1995, granted and conveyed unto Elsie E. Shepler, Grantor herein.

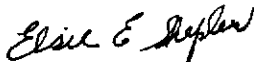
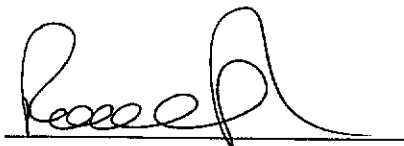
GRANTORS certify that no hazardous waste, within the meaning of the Solid Waste Management Act 97 of 1980, is presently being disposed or has ever been disposed by the Grantor or to the Grantor's actual knowledge in or upon the premises above-described.

THIS IS A CONVEYANCE from mother to her two (2) daughters and is therefore exempt from all realty transfer taxes.

AND the said Grantors hereby covenant and agree that they will 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:



ELSIE E. SHEPLER Grantor

(Shep.DED)

BK 206PG0161

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :

On this, the 11th day of January, 1995, before me, the undersigned officer, personally appeared Elsie E. Shepler, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

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

Mary E. Germa
Notary Public
NOTARIAL SEAL
MARY E. GERMAK, Notary Public
Fayette Twp., Juniata Co., Pa.
My Commission Expires June 9, 1997

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

RR 2 Box 1304 Millerton PA 17057

Dated: 01/26/95

[Signature]
Attorney for:

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :

RECORDED on this 22nd day of February, A.D., 1996, in the Recorder's Office of the said County, in Record Book 206, page 159.

Given under my hand and the seal of said office, the date above written.

Donna L. Brunner
Recorder

(Shep.DED)

