

Deed prepared by:

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FILED  
CLINTON COUNTY, PA  
2018 JUN 27 AM 10:39  
JENNIFER L. HOY  
REGISTER & RECORDER

Special Warranty Deed

# THIS DEED

MADE the 21<sup>ST</sup> day of June in the year two thousand eighteen (2018)

BETWEEN AQUILLAS J. PEACHEY and SALLIE A. PEACHEY, husband and wife, of  
Greene Township, Clinton County, Pennsylvania,

GRANTORS

A  
N  
D

CRIST F. STOLTZFUS and SARAH B. STOLTZFUS, husband and wife, of Greene  
Township, Clinton County, Pennsylvania,

GRANTEES

WITNESSETH, That in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND---

-----(\$185,000.00)-----Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant  
and convey to the said grantees their heirs and assigns,

Parcel No. 1:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Greene,  
County of Clinton, and Commonwealth of Pennsylvania, being Tract (c) on the Retracement  
Survey of Tax Parcels 5-1-49 and 5-1-50 prepared by Timothy J. Lockard, PLS and last  
revised June 1, 2018, recorded at Plat Book <sup>2018</sup>, Page <sup>200</sup>, bounded and described as follows:

BEGINNING at an iron pin in line of lands now or formerly of Connie R. Hicks,  
said iron pin being the Westerly most corner of land now or formerly of Walter G.  
Barner and the Northerly most corner of the premises herein conveyed; thence along  
land now or formerly of Walter G. Barner, South thirty-four (34°) degrees thirty-six

CLINTON  
COUNTY  
UPI

13-06442  
UPI Number

06/27/18  
Date

2018-02205

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(36') minutes eleven (11'') seconds East, a distance of two hundred fifty-two and 80/100 (252.80') feet to an iron pin; thence continuing along same, North fifty-seven (57°) degrees twenty-seven (27') minutes thirty-two (32'') seconds East, a distance of fifteen and 30/100 (15.30') feet to a point, said point being the Northwestern corner of Tract (b) on said Retracement Survey; thence along Tract (b) on said Retracement Survey, South four (04°) degrees nineteen (19') minutes two (02'') seconds East, a distance of eight hundred thirty-three and 56/100 (833.56') feet to a point; and continuing along the same, North sixty-six (66°) degrees forty (40') minutes fifty-eight (58'') seconds East, a distance of three hundred seventy-nine and 50/100 (379.50') feet to a point along line of land marked as "Area of Quit-Claim" on said Retracement Survey; thence continuing along the Area of Quit-Claim, South four (04°) degrees nineteen (19') minutes two (02'') seconds East, a distance of ninety-nine (99.00') feet to a point along line of lands now or formerly of the Commonwealth of Pennsylvania; thence continuing along the land of the Commonwealth of Pennsylvania, South sixty-six (66°) degrees forty (40') minutes fifty-eight (58'') seconds West, a distance of two thousand seven hundred fifty-one and 79/100 (2,751.79') feet to stones at the corner of lands now or formerly of the Commonwealth of Pennsylvania and Daniel J. Boone; thence continuing along lands now or formerly of Daniel J. Boone, North four (04°) degrees forty-five (45') minutes nineteen (19'') seconds West, a distance of one thousand three hundred sixty-three and 63/100 (1,363.63') feet to stones, said stones being located at the Southwest corner of lands now or formerly of John Edward Heggenstaller, et al.; thence continuing along lands now or formerly of John Edward Heggenstaller, et al., North seventy-six (76°) degrees forty (40') minutes thirty-two (32'') seconds East, a distance of one thousand eighty-eight and 05/100 (1,088.05') feet to a set iron pin; thence continuing along lands now or formerly of Connie R. Hicks, North sixty-four (64°) degrees forty-seven (47') minutes thirty-eight (38'') seconds East, a distance of eight hundred ninety-one (891.00') feet to a set iron pin; thence continuing along the same, North sixty-eight (68°) degrees seventeen (17') minutes thirty-eight (38'') seconds East, a distance of two hundred fifteen and 28/100 (215.28') feet to an iron pin, the point and place of beginning.

Containing 63.56 acres of unimproved land.

FURTHER GRANTING AND CONVEYING the right of ingress, egress and regress along, on, under, through and across that certain private fifty (50') foot wide right-of-way from S.R. 2002 a/k/a East Winter Road to the premises herein conveyed as more particularly shown and designated on the Retracement Survey.

BEING a portion of the premises granted and conveyed by Walter G. Barner, et al., to Aquillas J. Peachey and Sallie A. Peachey, husband and wife, by Deed dated December 6, 2011 and recorded in Clinton County Instrument Number 2011-4777.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Tax Parcel No. 05-01-0049 on the maps of the Clinton County Tax

Assessor.

Parcel No. 2:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Greene, County of Clinton, and Commonwealth of Pennsylvania, being Tract (b) on the Retracement Survey of Tax Parcels 5-1-49 and 5-1-50 prepared by Timothy J. Lockard, PLS and last revised June 1, 2018, recorded at Plat Book <sup>2018</sup> ~~2204~~, Page <sup>2204</sup>, bounded and described as follows:

BEGINNING at a point, said point being located along line of lands now or formerly of Walter G. Barner, et ux. and further being located along the Northeastern boundary of Tract (c) and further being located 15.30 feet from a found iron pin separating said adjoining parcels; thence continuing along line of lands now or formerly of Walter G. Barner, the following three (3) courses and distances: (1) North fifty-seven (57°) degrees twenty-seven (27') minutes thirty-two (32'') seconds East, a distance of three hundred sixteen and 46/100 (316.46') feet to an iron pin; (2) North fifty-three (53°) degrees four (04') minutes eighteen (18'') seconds East, a distance of eighty-four and 66/100 (84.66') feet to an iron pin; and (3) North sixty-three (63°) degrees forty-four (44') minutes eleven (11'') seconds East, a distance of nine and 35/100 (9.35') feet to a point, said point being the Northeastern corner of an Area of Quit-Claim as shown on the Retracement Survey; thence continuing along the Area of Quit-Claim shown on said Retracement Survey, South four (04°) degrees nineteen (19') minutes two (02'') seconds East, a distance of nine hundred eight and 79/100 (908.79') feet to a point; thence continuing along lands shown as Tract (c) on said Retracement Survey the following two (2) courses and distances: (1) South sixty-six (66°) degrees forty (40') minutes fifty-eight (58'') seconds West, a distance of three hundred seventy-nine and 50/100 (379.50') feet to a point; and (2) North four (04°) degrees nineteen (19') minutes two (02'') seconds West, a distance of eight hundred thirty-three and 56/100 (833.56') feet to a point, the point and place of beginning.

Containing 7.16 acres of unimproved land.

FURTHER GRANTING AND CONVEYING the right of ingress, egress and regress along, on, under, through and across that certain private fifty (50') foot wide right-of-way from S.R. 2002 a/k/a East Winter Road to the premises herein conveyed as more particularly shown and designated on the Retracement Survey.

BEING a portion of the premises granted and conveyed by Walter G. Barner, et al., to Aquillas J. Peachey and Sallie A. Peachey, husband and wife, by Deed dated December 6, 2011 and recorded in Clinton County Instrument Number 2011-4777.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Tax Parcel No. 05-01-0050-002 on the maps of the Clinton County Tax Assessor.

The said grantors will **SPECIALLY WARRANT AND FOREVER DEFEND** the property conveyed as Parcel 1 and Parcel 2 above.

Parcel No. 3:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Greene, County of Clinton, and Commonwealth of Pennsylvania, shown as "Area of Quit-Claim" on the Retracement Survey of Tax Parcels 5-1-49 and 5-1-50 prepared by Timothy J. Lockard, PLS and last revised June 1, 2018, recorded at Plat Bk <sup>2018</sup>, Page <sup>2018</sup>, described as follows:

BEGINNING at an iron pin along a boundary line established by Agreement along line of lands now or formerly of Walter G. Barner and being the Eastern corner of the premises herein described; thence along lands now or formerly of Walter G. Barner, et ux., as established by a Boundary Line Agreement, South three (03°) degrees twenty-six (26') minutes thirty-seven (37'') seconds East, a distance of six hundred seventy-four (674.00') feet to a set iron pin along lands now or formerly of the Commonwealth of Pennsylvania; thence along lands now or formerly of the Commonwealth of Pennsylvania, South sixty-six (66°) degrees forty (40') minutes fifty-eight (58'') seconds West, a distance of two hundred thirty-five and 45/100 (235.45') feet to a point; thence continuing through lands described as Tract (c) of the above referenced Retracement Survey, North four (04°) degrees nineteen (19') minutes two (02'') seconds West, a distance of ninety-nine (99') feet to a point, said point being the Southeastern corner of Tract (b) as shown on said Retracement Survey; thence continuing along the Eastern boundary of Tract (b) as shown on said Retracement Survey, North four (04°) degrees nineteen (19') minutes two (02'') seconds West, a distance of nine hundred eight and 79/100 (908.79') feet to a point along line of lands now or formerly of Walter G. Barner, et ux.; thence continuing along lands now or formerly of Walter G. Barner, et ux., the following two (2) courses and distances: (1) North sixty-three (63°) degrees forty-four (44') minutes eleven (11'') seconds East, a distance of one hundred twenty-three and 80/100 (123.80') feet to a found iron pin; and (2) South twenty-five (25°) degrees thirty-four (34') minutes thirty-two (32'') seconds East, a distance of three hundred twenty-five and 64/100 (325.64') feet to a set iron pin, the point and place of beginning.

Containing 4.87 acres of unimproved land.

FURTHER GRANTING AND CONVEYING the right of ingress, egress and regress along, on, under, through and across that certain private fifty (50') foot wide right-of-way from S.R. 2002 a/k/a East Winter Road as more particularly shown and designated on the

Retracement Survey, plus the same rights along a fifty (50') foot wide right-of-way along the Northern boundary of Tract (b) as shown on the Retracement Survey to provide access from S.R. 2002 to the premises herein conveyed.

BEING the same premises Quit-Claimed by Walter G. Barner, et ux., to Aquillas J. Peachey and Sallie A. Peachey, husband and wife, by Deed dated December 6, 2011 and recorded in Clinton County Instrument Number 2011-4777.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Tax Parcel No. 05-01-0050-003 on the maps of the Clinton County Tax Assessor.

Grantors herein convey to Grantees all right, claim, title and interest they may have to the adverse possession of said parcel including any right, claim, title and interest of Walter G. Barner, et ux., previously conveyed to Grantors.

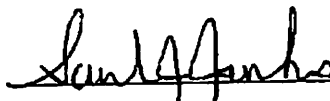
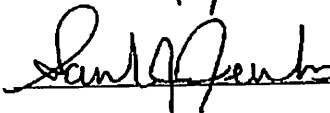
The Grantors Quit Claim, remiss and convey the above described Parcel 3 without warranty.


THIS IS A TAX EXEMPT TRANSFER FROM PARENTS TO SON AND DAUGHTER IN LAW.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in

the presence of

 (SEAL)  
Aquillas J. Peachey

 (SEAL)  
Sallie A. Peachey

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF CLINTON )

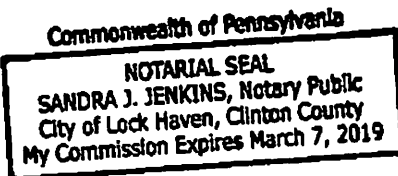
ss:

This record was acknowledged before me on June 22, 2018 by

Aquillas J. Peachey.

Sandra J. Jenkins (SEAL)  
Title of Office: Notary Public

3/7/19  
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF CLINTON )

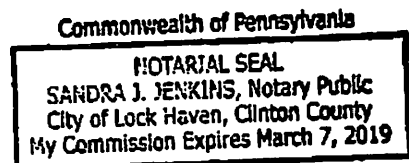
ss:

This record was acknowledged before me on June 21, 2018 by Sallie

A. Peachey, husband and wife.

Sandra J. Jenkins (SEAL)  
Title of Office: Notary Public

3/7/19  
My Commission Expires:



### CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:

Mailing Address of Grantees:

2328 R. WINTER RD  
LOBANTON PA 17747

911 Address of Property:

BARNER LANE  
LOBANTON, PA 17747

James A. Miller  
Attorney for Grantees