

553 Warriors Ridge Rd,Clearville,Pennsylvania,United States




Total Area: 1634 sq. ft

Below Ground: 585 sq. ft, Floor 2: 1049 sq. ft

Excluded: Storage 182 sq. ft, Utility 399 sq. ft, Bath Toilet 56 sq. ft, Outdoor Patio 290 sq. ft, Outdoor Porch 467 sq. ft, Fireplace 11 sq. ft, Walls: 145 sq. ft

Property summary

 **2** Floors

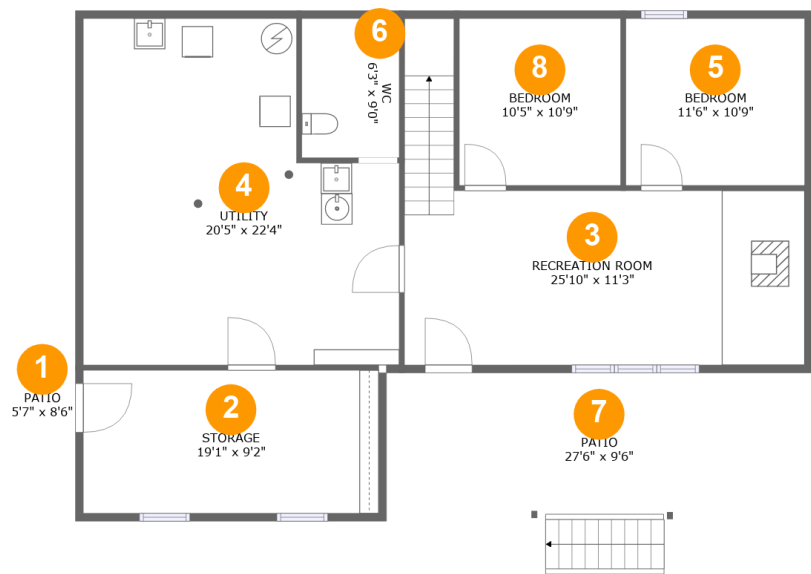
 **5** Bedrooms

 **1** Bathrooms

 **1** Half baths

Home report

553 Warriors Ridge Rd,Clearville,Pennsylvania,United States



Room dimensions

Floor 1 Below ground

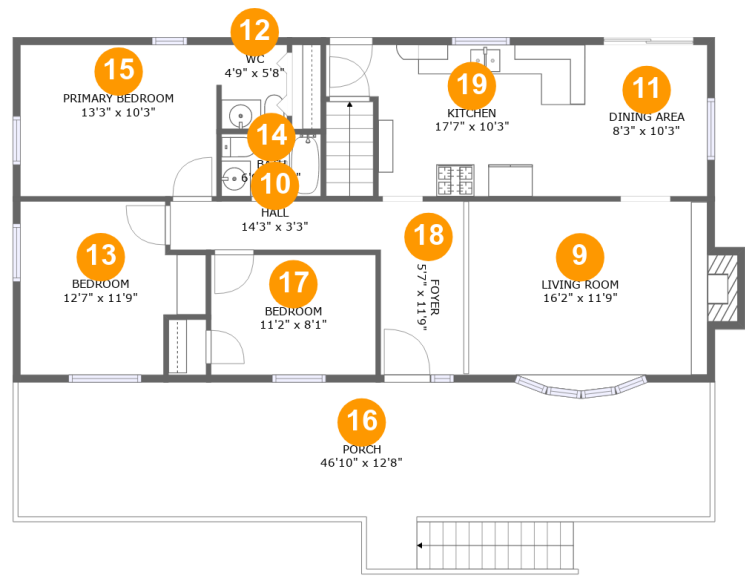
Total:585sqft

Excluded: 927sqft

| # | | Max Dimensions | sqft | Included |
|---|-----------------|----------------|------------|----------|
| 1 | Patio | 5'7" x 8'6" | 30 sq. ft | No |
| 2 | Storage | 19'1" x 9'2" | 176 sq. ft | No |
| 3 | Recreation Room | 25'10" x 11'3" | 326 sq. ft | Yes |
| 4 | Utility | 20'5" x 22'4" | 394 sq. ft | No |
| 5 | Bedroom | 11'6" x 10'9" | 124 sq. ft | Yes |
| 6 | WC | 6'3" x 9'0" | 56 sq. ft | No |
| 7 | Patio | 27'6" x 9'6" | 261 sq. ft | No |
| 8 | Bedroom | 10'5" x 10'9" | 112 sq. ft | Yes |

Home report

553 Warriors Ridge Rd,Clearville,Pennsylvania,United States



Room dimensions

Floor 2

Total:1049sqft

Excluded: 478sqft

| # | | Max Dimensions | sqft | Included |
|----|-----------------|----------------|------------|----------|
| 9 | Living Room | 16'2" x 11'9" | 209 sq. ft | Yes |
| 10 | Hall | 14'3" x 3'3" | 47 sq. ft | Yes |
| 11 | Dining Area | 8'3" x 10'3" | 84 sq. ft | Yes |
| 12 | WC | 4'9" x 5'8" | 26 sq. ft | Yes |
| 13 | Bedroom | 12'7" x 11'9" | 126 sq. ft | Yes |
| 14 | Bath | 6'9" x 4'3" | 28 sq. ft | Yes |
| 15 | Primary Bedroom | 13'3" x 10'3" | 136 sq. ft | Yes |
| 16 | Porch | 46'10" x 12'8" | 467 sq. ft | No |
| 17 | Bedroom | 11'2" x 8'1" | 91 sq. ft | Yes |
| 18 | Foyer | 5'7" x 11'9" | 66 sq. ft | Yes |
| 19 | Kitchen | 17'7" x 10'3" | 157 sq. ft | Yes |

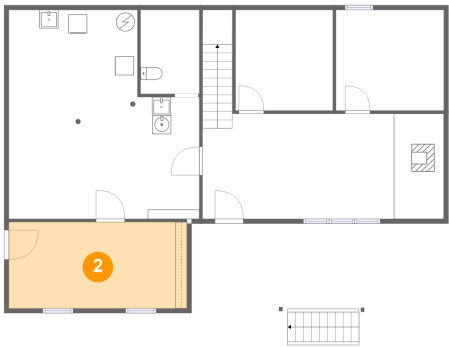
1 Floor 1 - Patio



Max Dimensions: 5'7" x 8'6"
Calculated Area: 30 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

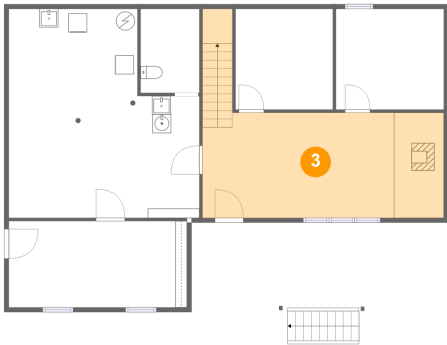
2 Floor 1 - Storage



Max Dimensions: 19'1" x 9'2"
Calculated Area: 176 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

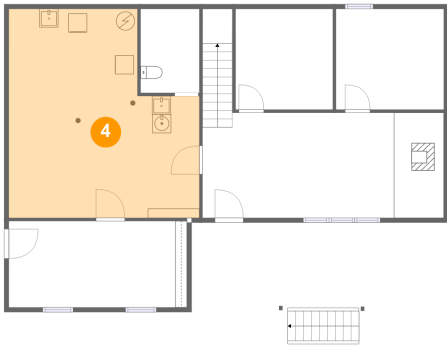
3 Floor 1 - Recreation Room



Max Dimensions: 25'10" x 11'3"
Calculated Area: 326 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Utility



Max Dimensions: 20'5" x 22'4"
Calculated Area: 394 sq. ft
Included: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

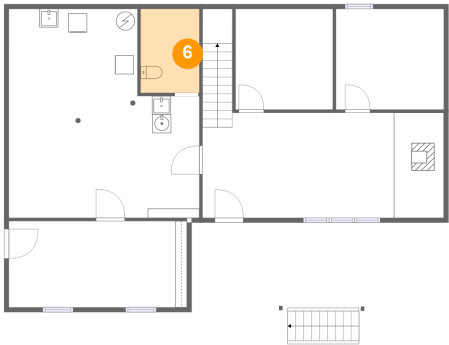
5 Floor 1 - Bedroom



Max Dimensions: 11'6" x 10'9"
Calculated Area: 124 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6 Floor 1 - WC



Max Dimensions: 6'3" x 9'0"
Calculated Area: 56 sq. ft
Included: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

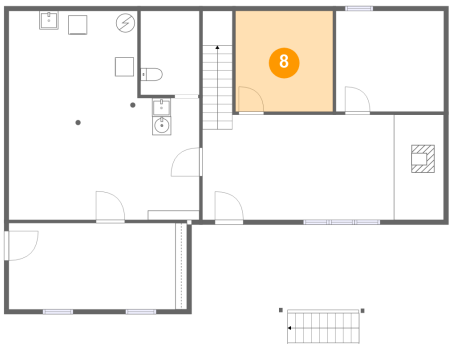
7 Floor 1 - Patio



Max Dimensions: 27'6" x 9'6"
Calculated Area: 261 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Bedroom



Max Dimensions: 10'5" x 10'9"
Calculated Area: 112 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

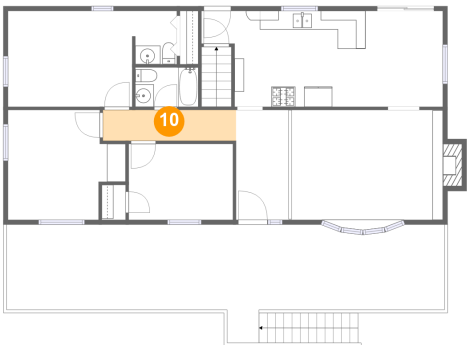
9 Floor 2 - Living Room



Max Dimensions: 16'2" x 11'9"
Calculated Area: 209 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 2 - Hall



Max Dimensions: 14'3" x 3'3"
Calculated Area: 47 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Dining Area



Max Dimensions: 8'3" x 10'3"
Calculated Area: 84 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

12 Floor 2 - WC



Max Dimensions: 4'9" x 5'8"
Calculated Area: 26 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Bedroom



Max Dimensions: 12'7" x 11'9"
Calculated Area: 126 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Bath



Max Dimensions: 6'9" x 4'3"
Calculated Area: 28 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

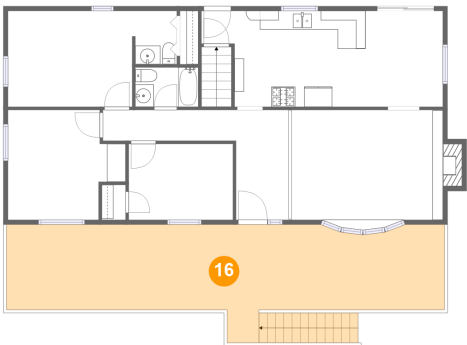
15 Floor 2 - Primary Bedroom



Max Dimensions: 13'3" x 10'3"
Calculated Area: 136 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - Porch



Max Dimensions: 46'10" x 12'8"
Calculated Area: 467 sq. ft
Included: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Bedroom



Max Dimensions: 11'2" x 8'1"
Calculated Area: 91 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

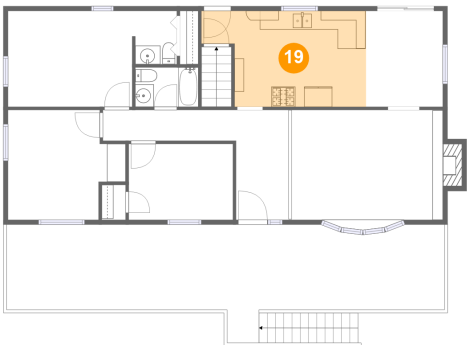
18 Floor 2 - Foyer



Max Dimensions: 5'7" x 11'9"
Calculated Area: 66 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

19 Floor 2 - Kitchen



Max Dimensions: 17'7" x 10'3"
Calculated Area: 157 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

CLEAN AND GREEN RECORDING APPLICATION

PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT 319 AS AMENDED BY ACT 156

1. NAME(S) HOWSARE, GARY W.
 (LAST) (FIRST) (M.I.)

 (LAST) (FIRST) (M.I.)

 (LAST) (FIRST) (M.I.)

 (LAST) (FIRST) (M.I.)

2. MAILING ADDRESS: 553 WARRIOR RIDGE ROAD
CLEARVILLE, PA 15535

3. THE LAND FOR WHICH APPLICATION IS BEING MADE IS OWNED BY (A) (AN) (CHECK ONE):

A. INDIVIDUAL ☒ MAP # E.15-0.00-010 (189.00 AC.) D.B. 661/621
 B. PARTNERSHIP ☐ MAP # E.15-0.00-010-A (10.00 AC.) D.B. 335/162
 C. CORPORATION ☐ MAP # E.15-0.00-207 (1.663 AC.) D.B. 661/621
 D. INSTITUTION ☐ 195.663
 E. COOPERATIVE ☐
 F. OTHER (EXPLAIN) ☐

4. TOTAL NUMBER OF ACRES OWNED: 195.663

5. TOTAL NUMBER OF ACRES BEING ENROLLED: 195.663

6. THE PROPERTY IS LOCATED IN: EVERETT AREA SCHOOL DIST. SOUTHAMPTON
 (SCHOOL DISTRICT) (TOWNSHIP)

7. UNDER WHICH CATEGORY DO YOU INTEND TO APPLY?

AGRICULTURAL USE ☐ AGRICULTURAL RESERVE ☐ FOREST RESERVE ☒

8. ARE YOU SUBMITTING A CONSERVATION PLAN? N/R FOREST MANAGEMENT PLAN? N/A

9. FOR ANY ADDITIONAL LAND YOU OWN WHICH MIGHT BE ELIGIBLE FOR USE-VALUE, BUT FOR WHICH YOU DO NOT INTEND TO APPLY, GIVE ACREAGE: 0

10. HAS THE LAND REPRESENTED ON THIS APPLICATION BEEN ACTIVELY DEVOTED TO AGRICULTURAL USE FOR THE PAST THREE YEARS?
 YES ☐ NO ☒

11. IN THE EVENT OF A CHANGE IN OWNERSHIP OF A PORTION OF LAND, OR OF ANY TYPE DIVISION OR CONVEYANCE OF THE LAND, THE APPLICANT HEREBY ACKNOWLEDGES THAT, IF THE APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, ROLL-BACK TAXES UNDER SECTION 5.1 OF THE ACT MAY BE DUE FOR A CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND.

GWH
 (APPLICANT'S INITIALS)

THE APPLICANT FOR PREFERENTIAL ASSESSMENT HEREBY AGREES, IF THE APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, TO SUBMIT THIRTY DAYS NOTICE TO THE COUNTY ASSESSOR OF A PROPOSED CHANGE IN USE OF THE LAND, SPLIT-OFF PORTION OF THE LAND, OR A CONVEYANCE OF THE LAND.

GWH

(APPLICANT'S INITIALS)

THE UNDERSIGNED DECLARES THAT THIS APPLICATION, INCLUDING ALL ACCOMPANYING SCHEDULES AND STATEMENTS, HAS BEEN EXAMINED BY HIM/HER AND TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF IS TRUE AND CORRECT.

Gary W. Howsare
(Signature of Owner)

8-31-12
(Date)

(Signature of Owner)

(Date)

(Signature of Owner)

(Date)

(Signature of Owner)

(Date)

(Corporate Name)

(Signature of Corporate Officer)

(Date)

COMMONWEALTH OF PENNSYLVANIA; COUNTY OF BEDFORD

ON THIS, THE 31ST DAY OF AUGUST, 20 12, BEFORE ME THE UNDERSIGNED
OFFICER, PERSONALLY KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON (S)
WHOSE NAME (S) SUBSCRIBED TO THE WITHIN INSTRUMENT EXECUTED THE SAME FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Robert J. Roland, Notary Public
Bedford Boro, Bedford County
My Commission Expires March 13, 2013
Member, Pennsylvania Association of Notaries

Robert J. Roland
NAME

NOTARY PUBLIC
TITLE OF OFFICER

E.15-0.00-010

ASSESSMENT OFFICE USE ONLY

E.15-0.00-010-A

TAX MAP/PARCEL E.15-0./00-207

DEED BOOK/PAGE

335 / 162
661 / 621

CONTROL NUMBER 310-020274; 310-070821; 310-080802

APPROVED Robert J. Roland CERTIFIED PENNSYLVANIA
(ASSESSOR'S SIGNATURE) EVALUATOR; AV-2180

DATE 03-25-2015

BK1523PG0302

Sold To: Cash

Customer No: 0
Phone No:

Ship To:

03-25-15A10:59 RCVD

Cust. Order #:

Salesperson: #4 - Amanda

| Product Code | Item Description | Qty | Unit Price | Amount |
|--------------|------------------|-----|------------|--------|
| 21 | Clean Green Act | 1 | 18.50 | 18.50 |



I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office of
BEDFORD COUNTY-PENNSYLVANIA

Faith A. Zembower
Faith A. Zembower
Recorder of Deeds

T h a n k
Y o u

| | |
|------------|-------|
| Sub-Total: | 18.50 |
| : | |
| Shipping: | 0.00 |
| Sales Tax: | 0.00 |

| | |
|--------------|-------|
| Total: | 18.50 |
| Paid Cash: | 18.50 |
| Amount Paid: | 18.50 |
| Amount Due: | 0.00 |
| Change: | 0.00 |

BK1523PG0303

81303

AGREEMENT OF RIGHT-OF-WAY

AGREEMENT made this 20th day of June, 1977, between
VIRGIL DEWAYNE MILLER and PATRICIA CAROLE MILLER, his wife, of the
Township of Southampton, County of Bedford and State of Pennsylvania, herein-
after called Grantors,

A
N
D

GARY W. HOWSARE, HARRY S. HOWSARE, THOMAS E. HOWSARE and
JAMES D. HOWSARE, trading and doing business HOWSARE BODY SHOP in the
Borough of Everett, County of Bedford and State of Pennsylvania, hereinafter
called Grantees.

WHEREAS the Grantors and Grantees own adjacent tracts of land situate
in Southampton Township, and in order for the Grantees, their heirs and assigns
to have easier access into their land, the Grantors are making this Agreement
to provide a Right-of-Way over their present land as follows:

WITNESS, in consideration of the payment of One Thousand Five Hundred
(\$1,500.00) Dollars paid by the Grantees to the Grantors, the receipt of which is
hereby acknowledged, the parties do hereby agree to be bound as follows:

The Grantors do hereby grant a Right-of-Way 20 feet in width, approxi-
mately one mile in length, which Right-of-Way begins close to the present drive-
way of the present Grantors at the Township Road known as the Blues Gap Road
and extends parallel to this road; thence along other lands of the Grantors, but
not to be on hay fields, to the property line of the Grantees herein.

It is also agreed that along the portion of the road which extends close
to the existing lane, a distance of approximately 100 yards, the Grantees will
construct a fence Four feet in height of either wood or wire that will not be
easily climbed by small children to keep them off this Right-of-Way.

This Right-of-Way is to be used by the Grantees, their visitors, guests,
heirs and assigns for free and unobstructed ingress, egress and regress at any
time.

RICHARD W. LINS
ATTORNEY AT LAW
BEDFORD, PA.

It will be the normal responsibility of the parties using the road to maintain the same.

However, the Grantors also have the right to make use of the road provided they make suitable repairs should they cause any damage.

WITNESS WHEREOF the parties have affixed their hands and seals the date above stated.

Witness:

Richard W. Lins, Jr.

Virgil DeWayne Miller
Virgil DeWayne Miller

(SEAL)

Patricia Carole Miller
Patricia Carole Miller

(SEAL)

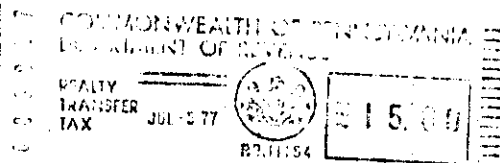
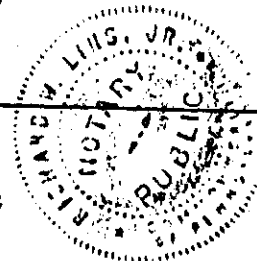
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BEDFORD : SS

On this, the 20th day of June, 1977, before me, the undersigned officer, personally appeared Virgil DeWayne Miller and Patricia Carole Miller, his wife, known to me, (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and seal.

Richard W. Lins, Jr.

RICHARD W. LINS, JR., Notary Public
Bedford, Bedford County, Pennsylvania
My Commission Expires December 19, 1980



RICHARD W. LINS
ATTORNEY AT LAW
BEDFORD, PA

RECORDED
77 JUL -5 PM 2:17
Henry & McElroy
3100 BEDFORD ST.
BEDFORD, PA 15504