

Snyder County, Pennsylvania



COURT HOUSE
P.O. BOX 217
MIDDLEBURG, PA. 17842
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 201503171

Recorded On 6/25/2015 At 2:58:05 PM

* Instrument Type - DEED

Invoice Number - 67846

* Grantor - WOELFEL, HAROLD F JR

* Grantee - YODER, ENOS M

User - REE

* Customer - FC SETTLEMENT SERVICES

* FEES

STATE TRANSFER TAX \$6,420.00

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$35.50

FEE

RECORDING FEES - \$13.00

RECORDER OF DEEDS

COUNTY IMPROVEMENT FEE \$2.00

RECORDER IMPROVEMENT FEE \$3.00

SELINGSGROVE AREA \$3,210.00

SCHOOL REALTY TAX

PENN TOWNSHIP \$3,210.00

TOTAL PAID \$12,894.00

Book - 1049 Starting Page - 752

* Total Pages - 5

RETURN DOCUMENT TO:

FC SETTLEMENT SERVICES
800 CRANBERRY WOODS DR
SUITE 140
CRANBERRY TWP, PA 16066

I Hereby CERTIFY that this document is recorded in the
Recorder's Office of Snyder County, Pennsylvania



Stacey L. Zerbe
Stacey L. Zerbe
Recorder Of Deeds

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the verification process and may not be reflected on this page.

Book: 1049 Page: 752

00ED8C



THIS DEED

Made the 21st day of JUNE, Two Thousand and Fifteen (2015).

Between Harold F. Woelfel, Jr. and Elizabeth H. Belotti, husband and wife, of Middleburg, County of Snyder and Commonwealth of Pennsylvania, hereinafter referred to as "***GRANTORS***",

A

N

D

Enos M. Yoder and Dena E. Yoder, husband and wife, of Winfield, County of Snyder and Commonwealth of Pennsylvania, hereinafter referred to as "***GRANTEES***",

Witnesseth, That in consideration of the sum of Six Hundred Forty-Two Thousand and No/100 (\$642,000.00) 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,

All that certain tract of land situate in the Township of Penn, County of Snyder and Commonwealth of Pennsylvania, bounded on the East by lands now or formerly of P.A. Klingler, Lester Engle and Edward Kratzer; on the South by land now or formerly of J. Miles Kratzer; on the West by land now or formerly of F.E. Pontious; and on the North by land now or formerly of Palmer Herman and P.A. Klingler. Containing eighty-three (83) acres and one hundred thirteen (113) perches, more or less. Whereon are erected a frame dwelling house, bank barn and minor outbuildings.

Being the same premises granted and conveyed unto Harold F. Woelfel, Jr. and Elizabeth H. Belotti, husband and wife, by Deed of Seth E. Byler, Surviving Executor under the Last Will and Testament of Benjamin E. Byler, also known as Ben E. Byler, Deceased, dated June 12, 2003 and recorded in Snyder County Record Book 570, Page 119.

For identification purposes only, being known as Tax Parcel No. 13-01-025 in the Office of the Snyder County Tax Assessor.

Together with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise 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 ***party of the first part***, in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

To have and to hold the said buildings, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said ***party of the second part***, his/her/their heirs, successors and assigns, to and for the only proper use and behoof of the said ***party of the second part***, his/her/their heirs, successors and assigns, ***forever***.

And the said ***party of the first part***, for himself/herself/their self, his/her/their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said ***party of the second part***, his/her/their heirs, successors and assigns, that he/she/they the said ***party of the first part***, his/her/their heirs, all and singular the hereditaments and premises hereinbefore described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said ***party of the second part***, his/her/their heirs, successors and assigns, against him/her/them the said ***party of the first part***, and his/her/their heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof.

And the said *Grantors* will *specialty warrant and forever defend* the property hereby conveyed.

In witness whereof, the said *Grantors* have hereunto set their hands and seals, the day and year first above-written.

*Signed, sealed and delivered
in the presence of*

Arthur J. Bower

Arthur J. Bower

Harold F. Woelfel, Jr. (Seal)
Harold F. Woelfel, Jr.

Elizabeth H. Belotti (Seal)
Elizabeth H. Belotti

Commonwealth of Pennsylvania

:

:

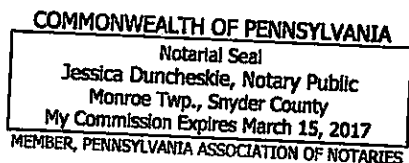
County of Snyder

:

On this, the 21 day of June, 2015, before me, a Notary Public, the undersigned officer, personally appeared Harold F. Woelfel, Jr., and Elizabeth H. Belotti, 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 have hereunto set my hand and notarial seal.

My Commission Expires:



Jessica Duncheskie
Notary Public

Certificate of Residence

I hereby certify the precise residence of the Grantees herein is:

239 Oak Tree Rd, Winfield PA 17889

Shawn M Frank
Vice-President
(Attorney/Agent for Grantees)
Settlement agent

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF SNYDER :

RECORDED in the Recorder's Office of Snyder County, Pennsylvania,

in Instrument Number _____

WITNESS my hand and seal of said Office, at _____,

this _____ day of _____, 2015.

Recorder

Return to:

FC Settlement Services

800 Cranberry Woods Dr., Ste 140

Cranberry Township, PA 16066

Document Prepared By:

**ELION, WAYNE, GRIECO,
CARLUCCI & SHIPMAN, P.C.**

125 East Third Street
Williamsport, PA 17701
(570) 326-2443/Phone
(570) 326-1585/Fax

Snyder County, Pennsylvania



COURT HOUSE
P.O. BOX 217
MIDDLEBURG, PA. 17842
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 201904859
Recorded On 10/1/2019 At 10:54:00 AM
* Instrument Type - DEED
Invoice Number - 89359
* Grantor - YODER, ENOS M
* Grantee - HOSTETLER, ELI C
User - REE
* Customer - BRANN & LIGHT P C

Book - 1197 Starting Page - 663
* Total Pages - 8

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$40.25
RECORDING FEES -	\$19.00
RECORDER OF DEEDS	
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
TOTAL PAID	\$64.75

RETURN DOCUMENT TO:

BRANN & LIGHT P C
112 MARKET STREET
LEWISBURG, PA 17837

I Hereby CERTIFY that this document is recorded in the
Recorder's Office of Snyder County, Pennsylvania



Stacey L. Zerbe
Stacey L. Zerbe
Recorder Of Deeds

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Book: 1197 Page: 663



THIS CORRECTIVE D E E D

Made the 27th day of September, in the year two thousand nineteen (2019).

BETWEEN: Enos M. Yoder and Dena E. Yoder, husband and wife, of 239 Oak Tree Lane, Winfield, Pennsylvania 17889, Grantors and parties of the first part,

and

Eli C. Hostetler and Rebecca A. Hostetler, husband and wife, of 103 Pond Road, Middleburg, Pennsylvania 17842, Grantees and parties of the second part.

WITNESSETH, that in consideration of **ONE DOLLAR (\$1.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and/or assigns:

ALL THAT CERTAIN TRACT of land situate in the Townships of Penn and Jackson, Snyder County, Pennsylvania, being the Residual Tract on the Final Subdivision Plan for Enos and Dena Yoder, prepared by Coukart and Associates, Inc, and recorded to Snyder County File Number 5178, Instrument Number 201704398, more particularly bounded and described as follows:

BEGINNING at an iron pin, said point being the northeast corner of the within described tract of land;

1. **THENCE** along lands now or formerly of Glenn E. Ettinger and Marlene Read Ettinger, South one degree twenty-five minutes and forty-two seconds East (S 01° 25' 42" E), a distance of six hundred seventeen and ten hundredths feet (617.10') to an iron pin;

2. **THENCE** along lands now or formerly of Daniel L. Kuruna and Christine B. Kuruna, South twenty degrees zero minutes and fifty-eight seconds West (S 20° 00' 58" W), a distance of nine hundred two and seventy-one hundredth feet (902.71') to an iron pin;

3. **THENCE** along lands now or formerly of Enos M. and Dena E. Yoder, the following three (3) courses and distances:

3.1 North sixty-three degrees twenty-three minutes and seventeen seconds West (N 63° 23' 17" W), a distance of five hundred seventy-one and one hundredth feet (571.01') to an iron pin;

Brann & Light, P.C.
ATTORNEYS AT LAW
112 MARKET ST.
LEWISBURG, PENNSYLVANIA 17827

3.2 North fifty-six degrees thirty-seven minutes and thirty-six seconds West (N 56° 37' 36" W), a distance of one hundred twenty-three and thirty-two hundredths feet (123.32') to an iron pin;

3.3 South fifty-seven degrees twenty-one minutes and fifty-one seconds West (S 57° 21' 51" W), a distance of four hundred sixty-one and sixty hundredths feet (461.60') to an iron pin;

4. **THENCE** along lands now or formerly of Ray M. Hummel, Sr. and Ruth B. Hummel, North twelve degrees three minutes and forty-three seconds West (N 12° 03' 43" W) a distance of nine hundred ninety-three and twenty-one hundredths feet (993.21') to a mag nail in the center of Jackson Road (T-489);

5. **THENCE** along the center of said Jackson Road (T-489) , the following three (3) courses and distance:

5.1 On a curve to the right having a radius of one thousand six hundred sixty-eight and forty-three hundredths feet (1,668.43'), an arc length of seventy and sixty hundredths feet (70.60') and whose chord is North twenty-nine degrees fifty-eight minutes and twenty-four seconds East (N 29° 58' 24" E) a distance of seventy and sixty hundredths feet (70.60') to a point;

5.2 On a curve to the right having a radius of fourteen thousand four hundred thirty-nine and seventy-seven hundredths feet (14,439.77'), an arc length of six hundred twenty-two and ninety-one hundredths feet (622.91') and whose chord is North thirty-two degrees twenty-six minutes and fifty-nine seconds East (N 32° 26' 59" E) a distance of six hundred twenty-two and eighty-six hundredths feet (622.86') to a point;

5.3 On a curve to the right having radius of five hundred twenty-seven and four hundredths feet (527.04'), an arc length of ninety-six and forty-six hundredths feet (96.46') and whose chord is North thirty-nine degrees zero minutes and forty two seconds East (N 39° 00' 42") a distance of ninety-six and thirty-two hundredths feet (96.32') to a point;

6. **THENCE** along lands now or formerly of Glenn E. and Marlene Read Ettinger, the following two (2) courses and distances:

6.1 South thirty-one degrees fifty-five minutes and forty-two seconds East (S 31° 55' 42" E) a distance of two hundred fifty-five and thirty-seven hundredths feet (255.37') to an iron pin;

6.2 South eighty-eight degrees twenty-five minutes and forty-two seconds East (S 88° 25' 42" E) a distance of nine hundred thirty-eight and fifty-seven hundredths feet (938.57') to the place of **BEGINNING**.

CONTAINING forty-one and thirty hundredths (41.30) acres.

WHEREON are erected a frame dwelling house, a bank barn, and minor outbuildings.

IT BEING A CORRECTED DESCRIPTION OF THE PREMISES intended to be conveyed by Enos M. Yoder and Dena E. Yoder, husband and wife, by their Deed dated June 12, 2019, and recorded June 12, 2019, in the Recorder of Deeds Office in and for Snyder County, Pennsylvania, in Record Book 1186, at page 103, in favor of Eli C. Hostetler and Rebecca A. Hostetler, husband and wife.

IT BEING A PART OF THE SAME PREMISES which Harold F. Woelfel, Jr. and Elizabeth H. Belotti, husband and wife, by their Deed dated June 21, 2015, and recorded on June 25, 2015, in the Recorder of Deeds Office in and for Snyder County, Pennsylvania, in Record Book 1049, at page 752, granted and conveyed unto Enos M. Yoder and Dena E. Yoder, husband and wife.

BEING FURTHER IDENTIFIED (for reference purposes only) as a part of tax parcel number 13-01-025 in the Office of the Snyder County Tax Assessor.

THE ACTUAL CONSIDERATION FOR THIS CORRECTIVE DEED IS ONE DOLLAR (\$1.00).

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

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

AND the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns, against them, the said Grantors, and their heirs, will

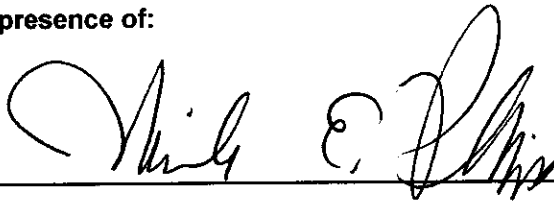
warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

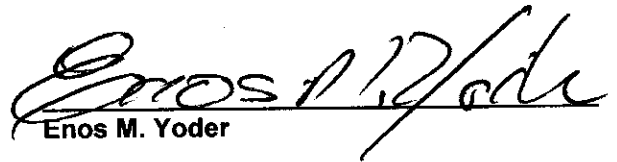
AND the said Grantors will **SPECIALY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

THE ORIGINAL DEED, RECORDED ON JUNE 12, 2019, IN SNYDER COUNTY RECORD BOOK 1186, AT PAGE 103, ERRONEOUSLY CONVEYED THE ENTIRE PARCEL ENCOMPASSING LOTS 1 AND 2 AND THE RESIDUAL TRACT ON THE FINAL SUBDIVISION PLAN FOR ENOS AND DENA YODER, PREPARED BY COUKART AND ASSOCIATES, INC, AND RECORDED TO SNYDER COUNTY FILE NUMBER 5178, INSTRUMENT NUMBER 201704398. ONLY THE RESIDUAL TRACT AS SET FORTH ON THIS CORRECTIVE DEED SHOULD HAVE BEEN CONVEYED. THERE IS NO CHANGE IN THE CONSIDERATION FOR THE CONVEYANCE.

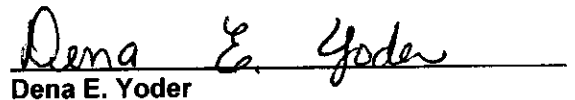
IN WITNESS WHEREOF, the said Grantors have set their hands and seals the day and year first above-written.

Sealed and delivered in the presence of:




Enos M. Yoder




Dena E. Yoder

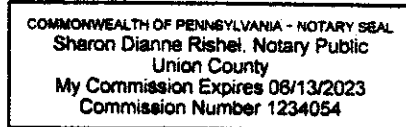
COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF UNION)

ss.

On this, the 27th day of September, 2019, before me, the undersigned officer, personally appeared **Enos M. Yoder and Dena E. Yoder**, 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 have hereunto set my hand and official seal.



Sharon Dianne Rishel
Notary Public

My Commission Expires: 06/13/2023

CERTIFICATE OF RESIDENCE

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

103 Pond Road, Middleburg, Pennsylvania 17842

[Signature]
Attorney for Grantees

PREPARED BY:

Terry W. Light, J.D.
BRANN & LIGHT, P.C.
112 Market Street
Lewisburg, PA 17837

F:\REV\2019\HOSTYOD2\DEED.COR

1830019105

RECORDER'S USE ONLY

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

COMPLETE EACH SECTION

State Tax Paid:

Book:

1197

Page:

663

Instrument Number:

201904859

Date Recorded:

10-1-19

SECTION I TRANSFER DATA

Date of Acceptance of Document

09/27/19

Grantor(s)/Lessor(s)

Enos M. & Dena E. Yoder

Telephone Number

Grantee(s)/Lessee(s)

Eli C. & Rebecca A. Hostettler

Telephone Number

Mailing Address

239 Oak Tree Lane

Mailing Address

103 Pond Road

City

Winfield

State

PA

ZIP Code

17889

City

Middleburg

State

PA

ZIP Code

17842

SECTION II REAL ESTATE LOCATION

Street Address

307 Jackson Road

City, Township, Borough

Penn Township

County

Snyder

School District

Selinsgrove School District

Tax Parcel Number

Part of 13-01-025

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

1.00

2. Other Consideration

+ 0.00

3. Total Consideration

= 1.00

4. County Assessed Value

45,300.00

5. Common Level Ratio Factor

x 7.04

6. Computed Value

= 318,912.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$ 318,912.00

1b. Percentage of Grantor's Interest in Real Estate

100 %

1c. Percentage of Grantor's Interest Conveyed

100 %

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)

☒ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

See Exhibit A attached.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person.

Name

Terry W. Light, J.D.

Telephone Number

(570) 523-3241

Mailing Address

112 Market Street

City

Lewisburg

State

PA

ZIP Code

17837

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

09/30/19

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



1830019105

1830019105

Exhibit A of the Statement of Value

The original Deed, recorded on June 12, 2019, in Snyder County Record Book 1186, at page 103, erroneously conveyed the entire parcel encompassing Lots 1 and 2 and the Residual Tract on the Final Subdivision Plan for Enos and Dena Yoder, prepared by Coukart and Associates, Inc, and recorded to Snyder County File Number 5178, Instrument Number 201704398. Only the Residual Tract as set forth on this Corrective Deed should have been conveyed. There is no change in the Consideration for the conveyance.