

Snyder County, Pennsylvania



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

Instrument Number - 202204713

Recorded On 8/22/2022 At 1:35:32 PM

* Instrument Type - DEED

Invoice Number - 105164

* Grantor - WEIKEL, RICKY R

* Grantee - WOODLING, DAVID E

User - TSD

* Customer - DARYL A YOUNT ESQUIRE

*** FEES**

STATE TRANSFER TAX \$3,350.00

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$40.25

FEE

RECORDING FEES - \$15.50

RECORDER OF DEEDS

COUNTY IMPROVEMENT FEE \$2.00

RECORDER IMPROVEMENT FEE \$3.00

MIDD WEST SCHOOL \$1,675.00

REALTY TAX

ADAMS TOWNSHIP \$1,675.00

TOTAL PAID \$6,761.25

Book - 1317 Starting Page - 990

* Total Pages - 6

RETURN DOCUMENT TO:

DARYL A YOUNT ESQUIRE

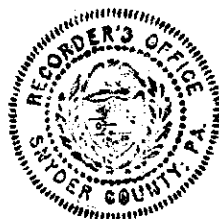
500 MARKET STREET

P O BOX 507

NEW BERLIN, PA 17855

ATTN: YOUNT LAW FIRM

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

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 1317 Page: 990



Prepared by and Return to:

Yount Law Firm
500 Market Street
New Berlin, PA 17855
Parcel No 01-06-056
File No 2022-128

DEED

THIS INDENTURE, made this 18th day of August, in the year two thousand twenty-two (2022) A.D.

BETWEEN RONALD E. WEIKEL, GARY L. WEIKEL AND BONNIE L. KYLE, CO-EXECUTORS of Estate of **RICKY R. WEIKEL**, deceased, 8585 Route 235, Beavertown, Snyder County, Pennsylvania, (hereinafter called the Grantors), parties of the first part,

- AND

DAVID E. WOODLING, single man, of 93 Regal Wood Lane, Beavertown, Snyder County, Pennsylvania, (hereinafter called the Grantee), party of the second part,

WITNESSETH:

WHEREAS, Ricky R. Weikel died testate as to his whole estate a resident of Adams Township, Snyder County, Pennsylvania, on January 27, 2022, leaving a Last Will and Testament dated October 25, 2021, which was duly probated by the Register of Wills of Snyder County, Pennsylvania, on February 18, 2022, and remains of record in the Office of that official.

AND, the Testator, in his Last Will and Testament, dated October 25, 2021, nominated, constituted and appointed Ronald E. Weikel, Gary L. Weikel and Bonnie L. Kyle as Executors, to whom the Register of Wills of Snyder County, Pennsylvania, issued Letters Testamentary on February 18, 2022;

AND, Ronald E. Weikel, Gary L. Weikel, and Bonnie L. Kyle, qualified and are now acting as such fiduciaries, the Letters remaining in full force and unrevoked.

AND, the Testator, at the time of his death, was seized in his demesne in fee simple title to the hereinafter described real estate.

AND, the Testator did not specifically devise the hereinafter described real estate.

AND, Ronald E. Weikel, Gary L. Weikel, and Bonnie L. Kyle, desire to convey fee simple title to the party of the second part, as named.

NOW THIS INDENTURE WITNESSETH, that Ronald E. Weikel, Gary L. Weikel, and Bonnie L. Kyle, Executors of the Estate of Ricky R. Weikel, deceased, by virtue of the provisions and directions in the Last Will and Testament and of the provision of Pennsylvania Consolidated Statutes Annotated, Probate, Estates and Fiduciaries Code, Section 3351, for and in consideration of the sum of One (\$1.00) Dollar, to them in hand paid by the said party of the second part, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released and confirmed, and by these presents, in furtherance of the powers in them vested, and the provisions of the Last Will and Testament of the decedent, do grant, bargain, sell, release and confirm unto the said party of the second part, his heirs and assigns:

ALL THAT CERTAIN tract of land situated in Adams Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in the centerline of S.R. 235 at the intersection with S.R. 4018, being the southwest corner of said lot, and being South thirty-seven (37) degrees, nine (9) minutes, fifty-five (55) seconds West, forty and fifty hundredths (40.50) feet from an iron pin; **THENCE**, along S.R. 235, North nine (9) degrees, thirty-four (34) minutes, forty-five (45) seconds West, three hundred sixty-two and seventy-nine hundredths (362.79) feet to a nail in the centerline of S.R. 235; **THENCE**, along lands now or formerly of Jeff A. Peterson & Jamie L. Geedy, (Lot #3) North seventy-nine (79) degrees, twenty-one (21) minutes, thirty (30) seconds East, two hundred sixty-six (266) feet, passing through an iron pin at twenty (20) feet to an iron pin; **THENCE**, along land of Peterson-Geedy, North nine (9) degrees, thirty-four (34) minutes, forty-five (45) seconds West, one hundred seventy-five and ten hundredths (175.10) feet to an iron pin; **THENCE**, along same, South seventy-nine (79) degrees, twenty-one (21) minutes, thirty (30) seconds West, two hundred sixty-six (266) feet, passing through an iron pin at two hundred forty-six (246) feet, to a point in the centerline of S.R. 235; **THENCE**, North nine (9) degrees, thirty-four (34) minutes, forty-six (46) seconds West, one hundred (100) feet to a point in the centerline of S.R. 235; **THENCE**, along land now or formerly of Mark L. & Turena L. Boone (Lot #2), North seventy-nine (79) degrees, twenty-one (21) minutes, thirty (30) seconds East, two hundred sixty-six (266) feet, passing through an iron pin at twenty (20) feet, to an iron pin; **THENCE**, along same and land now or formerly of Brian F. & Crystal N. Reade (Lot #1), North nine (9) degrees, thirty-four (34) minutes, forty-five (45) West, three hundred eighty-nine and seventy-nine hundredths (389.79) feet, to an iron pin; **THENCE**, along lands of Reade, South seventy-nine (79) degrees, twenty-one (21) minutes, thirty (30) seconds West, two hundred sixty-six (266) feet, passing through an iron pin at two hundred forty-six (246) feet, to a point in the centerline of S.R. 235; **THENCE**, along the centerline of S.R. 235, North nine (9) degrees, thirty-four (34) minutes, forty-five (45) seconds West, one hundred and forty hundredths (100.40) feet, to a point; **THENCE**, along land of Clair Kline, North seventy-nine (79) degrees, twenty-one (21) minutes, thirty (30) seconds East, four hundred sixty-two and forty-four hundredths (462.44) feet to an iron pin, after passing through an iron pin sixteen and fifty hundredths (16.50) feet from the nail in the centerline of said road; **THENCE**, along lands of Charles Fry, North three (3) degrees, twenty-nine (29) minutes, zero (0) seconds West, sixty-one and thirty-four hundredths (61.34) feet to an iron pin; **THENCE**, along same, North seventy-nine (79) degrees, ten (10) minutes, twenty (20) seconds East, five hundred six and fifty-six hundredths (506.56) feet to an iron pin; **THENCE**, along land of the Troxelville Cemetery Association, South twenty-two (22) degrees, forty-three (43) minutes, sixty (60) seconds

East, three hundred seventy-nine and eighty-one hundredths (379.81) feet to an iron pin; THENCE, along lands of John E. Kennedy, South eighty (80) degrees, twenty-five (25) minutes, fifty-five (55) seconds West, two hundred eighty-five and four hundredths (285.04) feet to an iron pin; THENCE, along same, South nine (9) degrees, thirty-three (33) minutes, forty (40) seconds East, two hundred five and ninety-nine hundredths (205.99) feet to an iron pin; THENCE, along other lands of the Grantors herein, of which this is a part, South thirteen (13) degrees, thirty-seven (37) minutes, ten (10) seconds West, two hundred seventy-two and eighty-one hundredths (272.81) feet to an iron pin at the northeast corner of lands now of Patrick J. & Jane A, Faherty; (Lot. No. 4) THENCE, along same, South sixty-six (66) degrees, seven (7) minutes, zero (0) seconds West, one hundred seventy-six (176) feet to an iron pin; THENCE, along same, South twenty-two (22) degrees, thirteen (13) minutes, thirty (30) seconds East, two hundred sixty (260) feet, passing through an iron pin at two hundred forty-six (246) feet, to a point in the centerline of S.R. 4018; THENCE, along the centerline of S.R. 4018, South seventy (70) degrees, thirty-seven (37) minutes, zero (0) seconds West, eighty-two and sixty-nine hundredths (82.69) feet to a nail in the centerline of said road; THENCE, along same, South seventy-one (71) degrees, fifty-four (54) minutes, thirty-five (35) West, four hundred seventy-six and six hundredths (476.06) feet to a nail in the centerline of said road, the point of **BEGINNING**.

CONTAINING sixteen and two hundred ninety-nine thousandths (16.299) acres, of land upon which is erected a one story frame house and garage, as per survey of Warren G. Kerstetter, P.L.S., part of Tax Map Parcel A-6-17 file to Map File #2691 and being Lot #6 therein.

EXCEPTING AND RESERVING THEREFROM a tract of land situated in Adams Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 4018 (Penns Creek - Troxelville Rd.) adjoining land of Gary L. Cutler, Jr. to the south; THENCE, along said road, South seventy (70) degrees, thirty-seven (37) minutes, zero (0) seconds West, eighty-two and sixty-nine hundredths (82.69) feet to a point in the centerline of said road; THENCE, along land of the Grantors herein, for which a steel pin is offset North nineteen (19) degrees, thirty (30) degrees, forty (40) seconds West, sixteen and forty-six hundredths (16.46) feet therefrom, North twelve (12) degrees, fourteen (14) minutes, sixty-six (66) seconds West, a total distance of two hundred eighty-three and forty-four hundredths (283.44) feet to a steel pin; THENCE, along same, North sixty-six (66) degrees, seven (7) minutes, sixty (60) seconds East, eighty-seven and sixteen hundredths (87.16) feet to a steel pin; THENCE, along land of Fahertys (Lot #4), South twenty-two (22) degrees, thirteen (13) minutes, thirty (30) seconds East, passing through a steel pin at two hundred thirty-nine and ninety-three hundredths (239.93) feet, a total distance of two hundred sixty (260) feet to the point and place of **BEGINNING**.

CONTAINING zero and fifty hundredths (0.50) acres of which zero and three hundredths (0.03) is in the state right-of-way, leaving a net acreage of zero and forty-seven hundredths (0.47) acres of vacant land.

BEING THE SAME premises which Ricky R. Weikel and Michele Weikel, husband and wife, by Deed dated October 27, 2003 and recorded on November 7, 2003 in the Office for Recording

of Deeds, in and for said Snyder County, in Record Book 591, Page 269 granted and conveyed to Ricky R. Weikel, a married man.

WHEREAS, the said Ricky R. Weikel died January 27, 2022, having Letters of Testamentary issued on February 18, 2022, in the Office of the Register of Wills, Snyder County, Pennsylvania to Ronald E. Weikel, Gary L. Weikel, and Bonnie L. Kyle, Executors;

THE ACTUAL CONSIDERATION OF THIS DEED IS THREE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 (\$335,000.00) DOLLARS.

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 it, 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 described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs 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 Grantee, his heirs 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 Grantee, his heirs and assigns, against it, 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.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals.
Dated the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

ESTATE OF RICKY R. WEIKEL

By *Ronald E. Weikel*
Ronald E. Weikel, Executor

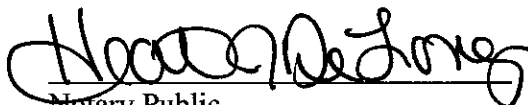
By *Gary L. Weikel*
Gary L. Weikel, Executor

By *Bonnie L. Kyle*
Bonnie L. Kyle, Executor

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF UNION

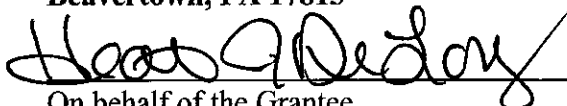
ON THIS, the 18th day of August, 2022, before me, a Notary Public, the undersigned officer, personally appeared, Ronald E. Weikel, Gary L. Weikel, and Bonnie L. Kyle, Co-Executors of the Estate of Ricky R. Weikel, deceased, known to me (or satisfactorily proven) to be the persons whose names are subscribed 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.


Notary Public

The precise residence and the complete post office address of the above-named Grantee is:

**93 Regal Wood Lane
Beavertown, PA 17813**


On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
Heather J. DeLong, Notary Public
Snyder County
My commission expires August 21, 2022
Commission number 1285317
Member, Pennsylvania Association of Notaries