

Snyder County, Pennsylvania



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

Instrument Number - 201005799
Recorded On 10/27/2010 At 9:18:45 AM
* Instrument Type - DEED
Invoice Number - 40130
* Grantor - ROBINSON, WILLIAM D
* Grantee - B J & E REALTY CO LP
User - TSD
* Customer - RUDNITSKY & HACKMAN

Book - 875 Starting Page - 946
* Total Pages - 25

*** FEES**

STATE TRANSFER TAX	\$11,043.87
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$23.50
RECORDING FEES -	\$63.00
RECORDER OF DEEDS	
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
MIDD WEST SCHOOL REALTY TAX	\$515.07
SELINGSGROVE AREA SCHOOL REALTY TAX	\$5,006.86
MIDDLECREEK TOWNSHIP	\$515.07
PENN TOWNSHIP	\$749.98
WASHINGTON TOWNSHIP	\$4,256.89
TOTAL PAID	\$22,179.74

RETURN DOCUMENT TO:
RUDNITSKY & HACKMAN
1372 N SUSQUEHANNA TRAIL
SUITE 130
SELINGSGROVE, PA 17870

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: 875 Page: 946



008CC5

THIS INDENTURE

MADE the 20th day of October, in the year two thousand ten (2010).

BETWEEN **WILLIAM D. ROBINSON and EDWARD G. ROBINSON**, Co-Partners, trading as B. J. & E. Realty Company, a general partnership, of P. O. Box 38, Kreamer, Snyder County, Pennsylvania, GRANTOR and party of the first part;

A
N
D

B J & E REALTY COMPANY, L.P., a Pennsylvania limited partnership, having its principal office at P. O. Box 38, Kreamer, Snyder County, Pennsylvania, party of the second part, hereinafter called **GRANTEE**, and party of the second part,

WITNESSETH, that said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, its successors and assigns, forever.

PARCEL NO. 1 (Betzner Farm):

ALL THAT CERTAIN tract or piece of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone in the center of Township Road 391 and adjacent to Freeburg Borough; thence in and through the said public road along the Freeburg Borough line and lands now or formerly of John M. Dreese, North sixty-one degrees East (N. 61° E.), ninety-four and nine tenths perches (94.9 p.) to a stone; thence in and through said public road and along lands now or formerly of John M. Dreese, North twenty-seven degrees West (N. 27° W), twenty and seven tenths perches (20.7 p.) to a stone; thence along lands now or formerly of Carl R. Fetter, South fifty-six degrees West (S. 56° W.), thirty-eight and seven tenths perches (38.7 p.) to a stone; thence along same, North thirty-seven and one-half degrees West (N. 37 1/2° W.), one hundred fifty-one and three tenths perches (151.3 p.) to a stone and the center of Township Road 395; thence in and through the said public road and along lands now or formerly of Raymond E. Dreese, South sixty and one-half degrees West (S. 60 1/2° W.), seventy-four and two tenths perches (74.2 p.) to a stone; thence along lands now or formerly of G. U. Landis, South thirty-four and one-half degrees East (S. 34 1/2° E.), forty-six and three tenths perches (46.3 p.)

to a point in the center of a creek; thence in and through and along same, North sixty-one degrees East (N. 61° E.), two perches (2 p.) to a point; thence South forty-nine degrees East (S. 49° E.), five and three tenths perches (5.3 p.) to a point in the center of the creek; thence in and through and along same, South thirty-one and one-half degrees East (S. 31 1/2° E.), twenty-four and five tenths perches (24.5 p.) to a point; thence in and through and along same, South twenty-eight and one-fourth degrees East (S. 28 1/4° E.), nineteen and three tenths perches (19.3 p.) to a point; thence in and through and along same, South forty-four and one-half degrees East (S. 44 1/2° E.), sixteen and nine tenths perches (16.9 p.) to a stone; thence along lands now or formerly of G. U. Landis and Roger L. and Margaret Dreese, South sixty-two degrees West (S. 62° W.), forty-five perches (45 p.) to a post in Township Road 430; thence in and through said Township Road and adjacent lands now or formerly of N. S. Troutman, Blanche J. Seebold and a cemetery, South fifty-five degrees East (S. 55° E.), fifty-nine and three tenths perches (59.3 p.) to a stone in said public road; thence in and through Township Road 391 and adjacent Freeburg Borough line, North sixty-two degrees East (N. 62° E.), twenty-four and eight tenths perches (24.8 p.) to a point; thence in and through and along same, North sixty-seven degrees East (N. 67° E.), eleven and seven tenths perches (11.7 p.) to a stone and the place of BEGINNING.

CONTAINING ninety-five acres (95 A.), more or less, upon which are erected a framedwelling house, barn and minor outbuildings.

EXCEPTING AND RESERVING, NEVERTHELESS, out of the above-described tract, a parcel of land containing forty-nine thousand eight hundred fifty-eight (49,858) square feet (one and fourteen hundredths acres [1.14 a.]) which Clarence R. Betzer and Mabel C. Betzer, husband and wife, granted and conveyed to William Glass and June Glass, husband and wife, of record in Snyder County Deed Book 121, at page 478.

EXCEPTING AND RESERVING, NEVERTHELESS, out of the above-described tract, a parcel of land containing nine and sixty-five hundredths acres (9.65 A.) of land which B. J. & E. Realty Company, a partnership, by its deed dated April 12, 2010 and recorded April 20, 2010 in Record Book 854 page 369 did grant and convey unto the Freeburg Municipal Authority.

UNDER AND SUBJECT to a fifty foot (50') private right-of-way which B. J. & E. Realty Company, a partnership, by its deed dated April 12, 2010 and recorded April 20, 2010 in Record Book 854 page 369 did grant and convey unto the Freeburg Municipal Authority.

UNDER AND SUBJECT to an easement dated October 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 245, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an easement dated October 31, 1983, recorded December 12, 1983 in Snyder County Record Book 167, at page 141, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 2 (Fetter Farm):

ALL THE CERTAIN farm containing all those five (5) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, used together as one farm, more particularly bounded and described as follows:

TRACT NO. 1: BEGINNING at a stone in Public Road; thence by land now or formerly of James H. Roush, North twenty-seven degrees West (N. 27° W.), sixteen and seven tenths perches (16.7 p.) to a stone; thence by land now or formerly of L. Keeler, South fifty-four and one-half degrees West (S. 54 1/2° W.), forty-two and two tenths perches (42.2 p.) to a stone; thence along land now or formerly of F. Glass, South thirty-seven and one-half degrees East (S. 37 1/2° E.), seventeen perches (17 p.) to a stone; thence North fifty-four and one-half degrees East (N. 54 1/2° E.), thirty-nine and five tenths perches (39.5 p.) to the place of BEGINNING.

CONTAINING four and one-half acres (4 1/2 a.), more or less.

TRACT NO. 2: BEGINNING at a stone in road; thence in the same and land now or formerly of James H. Roush, South forty-four degrees West (S. 44° W.), twenty-four and six tenths perches (24.6 p.) to a stone in road; thence along land now or formerly of L. Keeler, North twenty-nine and one-half degrees West (N. 29 1/2° W.), twenty-six and five tenths perches (26.5 p.) to a stone; thence South fifty-eight degrees West (S. 58° W.), forty-five and one tenth perches (45.1 p.) to a stone; thence along land now or formerly of F. Glass, North thirty-two degrees West (N. 32° W.), twenty-nine and six tenths perches (29.6 p.) to a stone; thence by land of which this was a part, North sixty-seven degrees East (N. 67° E.), fifty and three tenths perches (50.3 p.) to a stone; thence North forty-four degrees East (N. 44° E.), eighteen and three tenths perches (18.3 p.) to a stone; thence South thirty-three and one-half degrees East (S 33 1/2° E.), fifty-three and two tenths perches (53.2 p.) to the place of BEGINNING.

CONTAINING sixteen acres and sixteen perches (16 a. 16 p.), more or less.

TRACT NO. 3: BEGINNING at a stone; thence by land now or formerly of W. L. Bassler, South twenty-six and one-half degrees West (S. 26 1/2° W.), thirty and five tenths perches (30.5 p.) to stones; thence South thirty-five and one-half degrees East (S. 35 1/2° E.), eight perches (8 p.) to stones; thence North seventy degrees East (N. 70° E.), forty-eight perches (48 p.) to stones; thence along land of which this was a part, North sixty-five degrees West (N. 65° W.), thirty-eight perches to the place of BEGINNING.

CONTAINING five acres (5 a.), strict measure.

TRACT NO. 4: BOUNDED and described as follows: On the East, West and South by lands now or formerly of Ira P. Roush; and also on the West by lands now or formerly of Francis Glass.

CONTAINING eight acres and eight perches (8 a. 80 p.), more or less.

TRACT NO. 5: BEGINNING at a stone in public road; thence along land now or formerly of Ira P. Roush, North thirty-three and one-half degrees West (N. 33 1/2° W.), fifty-three and two tenths perches (53.2 p.) to a stone; thence South forty-four degrees West (S. 44° W.), eighteen and three tenths perches (18.3 p.) to a stone; thence South sixty-seven degrees West (S. 67° W.), fifty and three tenths perches (50.3 p.) to a stone; thence along land now or formerly of F. Glass, North thirty-two degrees West (N. 32° W.), sixty-nine and eight tenths perches (69.8 p.) to a stone in another public road; thence in same, North sixty-five and one-half degrees East (N. 65 1/2° E.), seventy-seven perches (77 p.) to a stone; thence along division line of Tract #2, South twenty-four degrees East (S. 24° E.), sixty-four and three tenths perches (64.3 p.) to a stone; thence North forty-four degrees East (N. 44° E.), five tenths of a perch (.5 p.) to a stone in lane; thence along lane and Tract #2, South thirty-three and one-half degrees East (S. 33 1/2° E.), fifty-three and two tenths perches (53.2 p.) to a stone in the first mentioned road; thence in same, South forty-four degrees West (S. 44° W.), five tenths of a perch (.5 p.) to the place of BEGINNING.

CONTAINING thirty-one acres and fifty-nine perches (31 a. 59 p.), more or less.

AND ALSO ALL THAT CERTAIN tract of land situate in Washington Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING in public road; thence along land now or formerly of George Robinson, North thirty-three and one-half degrees West (N. 33 1/2° W.), fifty-three and two tenths perches (53.2 p.) to a stone (of the said fifty-three and two tenths perches (53.2 p.) a strip of five tenth (.05) of a rod wide shall be used as a land); thence along land now or formerly of George Robinson, North twenty-four degrees West (N. 24° W.), sixty-four and three tenths perches (64.3 p.) to a stone in another public road; thence in same, North one-half (or sixty-five and one-half (65 1/2)) degrees East (N. ° E.), seventy-eight and one tenth perches (78.1) to a stone in same; thence by land now or formerly of Margaret Strayer, South twenty-six degrees East (S. 26° E.), eighty-four and two tenths perches (84.2 p.) to a stone in the first above road; thence in same, South forty-two degrees West (S. 42° W.), seventy-six perches (76 p.) to stone in said road; thence South forty-four degrees West (S. 44° W.), five tenths of a perch (.5 p.) to the place of BEGINNING.

CONTAINING forty-nine acres and one hundred five perches (49 A. 105 p.). The same being vacant farm land.

RESERVING NEVERTHELESS, a tract of land sold by Edna L. Rosenthal, widow, to Harvey C. Dreese and wife, by Deed dated December 3, 1958, recorded March 19, 1959, in Deed Book 88, at page 174, containing thirty-four thousand six hundred fifty (34,650) square feet.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 247, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an agricultural security area program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 3 (Dressler Farm):

ALL THAT CERTAIN tract of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a white oak; thence by land now or formerly of John Dreese, North fifty-six degrees thirty minutes East (N. $56^{\circ} 30'$ E.), six hundred sixty-six and six tenths feet (666.6') to a point; thence along land now or formerly of John Dreese, South thirty degrees East (S. 30° E.), three hundred ninety-nine and three tenths feet (399.3') to a post on the East side of a road; thence along land now or formerly of Victor Hoffman, North seventy-four degrees thirty minutes East (N. $74^{\circ} 30'$ E.), one thousand six hundred eight and seventy-five hundredths feet (1,608.75') to a post; thence along land now or formerly of Russell F. Shaffer, North twenty-three degrees fifteen minutes West (N. $23^{\circ} 15'$ W.), nine hundred seventy-three and five tenths feet (973.5') to a stone; thence along land now or formerly of James B. Wentzel, South fifty-six degrees thirty minutes West (S. $56^{\circ} 30'$ W.), six hundred twenty-four feet (624'), more or less, to a stake; thence along land now or formerly of James B. Wentzel, South sixty-six degrees fifty-five minutes , (S. $66^{\circ} 55'$), one hundred sixty-six and five tenths feet (166.5') to a stake; thence along land now or formerly of said James B. Wentzel, North thirty-four degrees forty-five minutes West (N. $34^{\circ} 45'$ W.), one thousand eighty-four feet (1,084') to a stake on line of land now or formerly of Russell A. Whitmoyer; thence along land now or formerly of said Russell A. Whitmoyer, South eighty-eight degrees West (S. 88° W.), one thousand one hundred twenty-four feet (1,124'), more or less, to a stone; thence along land now or formerly of Harvey C. Dreese, South fifty-nine degrees West (S. 59° W.), three hundred thirty feet (330') to a stone on the North side of the road; thence across the road, South thirty-five degrees thirty minutes East (S. $35^{\circ} 30'$ E.), twenty-eight and five hundredths feet (28.05') to a stone; thence South sixty-four degrees West (S. 64° W.), twenty-eight and five hundredths feet (28.05') to a chestnut stump; thence along land now or formerly of Jacob Zechman, South twenty-eight degrees East (S. 28° E.), thousand six hundred ninety-two and nine tenths feet (1,692.9') to the place of BEGINNING.

CONTAINING in area seventy-seven acres (77 A.), more or less; whereon is erected a two-story frame dwelling house, large chicken house and minor outbuildings.

RESERVING NEVERTHELESS, from the above described tract of land a certain tract of land conveyed by Elwood M. Dressler and Luella G. Dressler to Harold Dreese and Karen Dreese, as recorded in Snyder County Deed Book 93, at page 350, containing one and thirty-two hundredths acres (1.32 A.), and as surveyed by Gerald E. Bickhart, Registered Surveyor, on January 11, 1964.

UNDER AND SUBJECT to an agricultural security area program as more particularly set forth in Snyder County Record Book 200, at page 854.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing twenty-two thousand four hundred eighty-three (22,483) square feet which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto William E. Glass, Jr. and Aleta M. Glass, husband and wife, by deed dated October 17, 1970, recorded December 7, 1971, in Snyder County Deed Book 117, at page 624.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and sixty-five hundredths acres (1.65 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Larry L. Dreese and Phyllis E. Dreese, husband and wife, by Deed dated September 13, 1973, recorded September 15, 1973, in Snyder County Deed Book 123, at page 730.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 247, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing two and two hundred ninety-eight thousandths acres (2.298 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Ralph V. Dreese and Mary Dreese, husband and wife, by Deed dated May 24, 1979, recorded May 25, 1979, in Snyder County Deed Book 144, at page 584.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing five hundred twenty-eight thousandths (.528) of an acre which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Steven A. Mull and Susan K. Mull, husband and wife, by Deed dated May 16, 1980, recorded November 17, 1980, in Snyder County Deed Book 149, at page 447.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and eight hundred ninety-eight thousandths acres (1.898 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto William D. Robinson, Edward G. Robinson, and James Robinson, co-partners, t/a BJE Realty, a partnership, by Deed dated June 15, 1989, recorded June 22, 1989, in Snyder County Record Book 243, at page 8.

PARCEL NO. 4 (Gill Farm):

ALL THOSE THREE (3) CERTAIN tracts of land situate in Penn Township, Snyder County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

SITUATE as aforesaid and bounded on the North by land now or formerly of Charles Kinney; on the East by land now or formerly of Mrs. Regina Erb, deceased; on the South by land now or formerly of Marlin Hassinger; and on the West by land now or formerly of John Dinius; and containing sixty-six acres (66 A.), more or less. Whereon are erected a dwelling house, barn and minor outbuildings.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and one hundred forty-eight thousandths acres (1.048 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto J. Richard Simpson and Bonnie A. Simpson, husband and wife, by Deed dated May 29, 1990, recorded June 5, 1990, in Snyder County Record Book 256, at page 100.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and sixty-nine thousandths acres (1.069 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Scott E. Herman, single, by Deed dated December 20, 1990, recorded December 26, 1990, in Snyder County Record Book 264, at page 855.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and eighty-eight thousandths acres (1.088 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Daniel J. Lapetina and Wilma J. Lapetina, husband and wife, by Deed dated April 23, 1991, recorded May 3, 1991, in Snyder County Record Book 269, at page 579.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing three hundred eighty thousandths of an acre (.380 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Elden E. Heimbach and Carol J. Heimbach, husband and wife, and Clair C. Heimbach and Evelyn M. Heimbach, husband and wife, by Deed dated July 19, 1991, recorded July 22, 1991, in Snyder County Record Book 273, at page 270.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one hundred eighteen thousandths of an acre (.118 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Leroy L. Martin and Donna M. Martin, husband and wife, by Deed dated July 19, 1991, recorded July 26, 1991, in Snyder County Record Book 273, at page 526.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing seven hundred sixty-nine thousandths of an acre (.769 A.) which George W. Robinson and Doris S. Robinson,

husband and wife, granted and conveyed unto Jeffrey W. Kerstetter and Deanna K. Kerstetter, husband and wife, by Deed dated July 19, 1991, recorded July 30, 1991, in Snyder County Record Book 273, at page 723.

TRACT NO. 2:

SITUATE as aforesaid, and bounded on the North by land now or formerly of Charles Kinney and Henry Engle; on the East and South by lands now or formerly of James Fasold; and on the West by lands now or formerly of B. O. Kline; and containing fifty-one acres (51 A.), more or less, and buildings.

TRACT NO. 3:

SITUATE as aforesaid and beginning at an iron pin at the Southwest corner; thence North three hundred thirteen feet (N. 313') to an iron pin; thence East five hundred eighty-four feet (E. 584') to pine tree; thence one thousand eight hundred twenty-one feet (1,821') to an iron pin; thence South five hundred eighty-four feet (S. 584') to an iron pin; thence West one thousand six hundred seventy-six feet (W. 1,676') to an iron pin, the place of BEGINNING. CONTAINING sixteen and three-fourth acres (16 $\frac{3}{4}$ A.), more or less.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 251, at page 701.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 235, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania

PARCEL NO. 5 (Hartley Farm):

ALL THAT CERTAIN tract of land situate in the Township of Penn, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone at the corner of the now or former Artie Hollenbach and Murray H. and Dorothy A. Hartley farms; thence along the property now or formerly of Artie Hollenbach, North eighty-nine degrees West (N. 89° W.), five hundred seventy-three feet (573') to a post; thence along the property now or formerly of Joseph M. Gargie and Noah J. Yoder, North four degrees forty-two minutes fifty-one seconds East (N. 4° 42' 51" E.), eight hundred thirteen and five tenths feet (813.5') to an iron pin; thence along the property now or formerly of John N. Yoder, North seventy-eight degrees twenty-nine minutes fifty seconds East (N. 78° 29' 50" E.), one thousand two hundred ninety-four and nine tenths feet (1,294.9') to a rock; thence along the property now or formerly of George W. Robinson, South four degrees ten minutes West (S. 4° 10' W.), one thousand thirty-four and eight tenths feet (1,034.8') to a light pole; thence along the property now or formerly of Murray H. and Dorothy A. Hartley, South eighty-seven degrees

fifty minutes West (S. 87° 50' W.), seven hundred twenty-five feet (725') to the place of BEGINNING.

CONTAINING twenty-seven acres (27 A.).

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 251, at page 701.

PARCEL NO. 6 (Hostetler Farm):

ALL THAT CERTAIN farm or tract of land situate in Middlecreek Township, Snyder County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone; thence by land now or formerly of the said Charles A. Roush, of which this was formerly a part, South eighty-five and one fourth degrees East (S. 85 1/4° E.), one hundred twenty perches (120 p.) to a stone; thence by land now or formerly of the John Boyer Estate, South seven degrees East (S. 7° E.), ninety-nine and five tenths perches (99.5 p.) to a stone; thence by land now or formerly of William Moyer, South eighty-six degrees West (S. 86° W.), twenty-three perches (23 p.) to a stone; thence by same, North eighty-four degrees West (N. 84° W.), eleven perches (11 p.) to a stone; thence by same, North eighty-six degrees West (N. 86° W.), twenty-eight and six tenths perches (28.6 p.) to a stone; thence by same, North eighty-five and one-half degrees West (N. 85 1/2° W.), twenty-five and two tenths perches (25.2 p.) to a stone; thence by the same, North eighty-seven and one-fourth degrees West (N. 87 1/4° W.), twenty-six perches (26 p.) to a stone; thence by land now or formerly of Aldo Stuck, North seven and three fourth degrees West (N. 7 3/4° W.), one hundred three perches (103 p.) to the place of BEGINNING.

CONTAINING seventy-five acres and one hundred twenty perches (75 A. 120 p.), more or less; whereon are erected a two-story frame dwelling house, barn and minor outbuildings.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 266, at page 452.

PARCEL NO. 7 (Dreese Farm):

ALL THOSE three (3) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone; thence by land now or formerly of John Dreese, North twenty-five degrees East (N. 25° E.), thirty-two and two tenths perches (32.2 p.) to a stone; thence North thirty-eight degrees West (N. 38° W.), one hundred fifty-one perches (151 P.) to a post;

THENCE South thirty-two degrees West (S. 32° W.), fourteen and seven tenths perches (14.7 p.) to a pine; thence by land now or formerly of Ira Boyer, South twenty-eight degrees East (S. 28° E.), fifty-five perches (55 p.) to a pine; thence south thirty-nine degrees West (S. 39° W.), thirty-six perches (36 p.) to a chestnut oak; thence South twenty-three degrees West (S. 23° W.), eighty perches (80 p.) to a post; thence South fifty-one and one-half degrees East (S. 51 1/2° E.), sixty perches (60 p.) to a post; thence North fifty-one and one-half degrees East (N. 51 1/2° E.), ninety-seven perches (97 p.) to the place of BEGINNING. CONTAINING seventy-five acres and thirty-seven perches (75 A. 37 p.), more or less.

UNDER AND SUBJECT to a lease as evidenced by a Memorandum of Lease between George W. Robinson and BT Farms, Inc., dated September 27, 1979, recorded September 28, 1979, in Snyder County Miscellaneous Book 49, at page 599, which contains a right of first refusal on the part of the Lessee to purchase the subject premises of said Lease (a tract containing two hundred thirty-three thousand (233,000) square feet) as well as Tract #1 hereinabove described.

TRACT NO. 2:

BEGINNING at a stone above public road; thence along land formerly of Charles Mikell, and in said road, South sixty-two degrees East (S. 62° E.), eight perches (8 p.) to a stone in said road; thence in same South seventy-four degrees East (S. 74° E.), thirty-seven perches (37 p.) to a stone in said road; thence along lands formerly of Vern and Vedula E. Dreese, North twenty-seven degrees East (N. 27° E.), nineteen perches (19 p.) to a stone; thence along land of same, North seventy degrees West (N. 70° W.), forty-five perches (45 p.) to a stone; thence South twenty-nine degrees West (S. 29° W.), twenty and five tenths perches (20.5 p.) to the place of BEGINNING. CONTAINING five acres and eighty-four perches (5 A. 84 p.), more or less.

TRACT NO. 3:

BEGINNING at a stone in road; thence South seventy-one degrees West (S. 71° W.), seventy-three and seven tenths perches (73.7 p.) to a stone; thence by land now or formerly of Harvey Dreese, North one hundred ten degrees East (N. 110° E.), fifteen and seven tenths perches (15.7 p.) to a stone; thence North one degrees East (N. 1° E.), twenty-six and five tenths perches (26.5 p.) to a stone; thence North fifty-four and one-half degrees East (N. 54 1/2° E.), fifty-one and six tenths perches (51.6 p.) to a stone in said lot; thence by land formerly of Elwood Dressler and in said road, South thirty-one degrees East (S. 31° E.), thirty-seven perches (37 p.) to a stone; thence by land formerly of Russell Whitmyer and in said road, South eleven degrees East (S. 11° E.), seventeen and three tenths perches (17.3 p.) to the place of BEGINNING. CONTAINING seventeen acres and one hundred twenty perches (17 A. 120 p.), more or less.

AND ALSO ALL THOSE two (2) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in public road; thence by land now or formerly of George Dreese, South thirty degrees West (S. 30° W.), fifty-eight and five tenths perches (58.5 p.) to a stone; thence along land of same, North seventy-three degrees West (N. 73° W.), forty-one and three tenths perches (41.3 p.) to a hickory; thence North twenty-eight degrees East (N. 28° E.), fifty-six and three tenths perches (56.3 p.) to a stone near upper side of said road; thence in same, South seventy-five degrees East (S. 75° E.), forty-four perches (44 p.) to place of BEGINNING. CONTAINING fifteen acres and forty-eight perches (15 A. 48 p.), strict measure.

TRACT NO. 2:

BEGINNING at a stone; thence by land formerly of V. Dreese, North fifty-six and one-half degrees East (N. 56 1/2° E.), ninety-seven and seven tenths perches (97.7 p.) to a stone in road; thence in and along same and land formerly of A. Springman, South thirty-five degrees East (S. 35° E.), eleven and nine tenths perches (11.9 p.) to a stone; thence by land formerly of G. K. Moyer, South fifty-three degrees West (S. 53° W.), fifty-one and five tenths perches (51.5 p.) to a stone; thence South nine degrees West (S. 9° W.), ten and two tenths perches (10.2 p.) to a stone; thence South five and one-half degrees East (S. 5 1/2° E.), sixteen perches (16 p.) to a stone; thence South ten and one-half degrees West (S. 10 1/2° W.), twenty-three and three tenths perches (23.3 p.) to a chestnut; thence by land formerly of Zeno Sprenkle, North fifty and one-half degrees West (N. 50 1/2° W.), twenty-one perches (21 p.) to a stone; thence North forty-seven and one-half degrees West (N. 47 1/2° W.), thirty-one and five tenths perches (31.5 p.) to the place of BEGINNING. CONTAINING twelve acres and sixty-one perches (12 A. 61 p.), more or less.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, page 854.

UNDER AND SUBJECT to an easement dated September 8, 1978, recorded October 2, 1978 in Snyder County Miscellaneous Book 42, at page 614, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

PARCEL NO. 8 (Pyers Farm):

ALL THOSE CERTAIN two (2) tracts of land situate in Washington Township, Snyder County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BOUNDED on the North by properties now or formerly of George W. Robinson, et ux. (Tract Parcel W-10-34) and Lee J. Bottiger (Tax Parcel W-10-33); on the East by properties now or formerly of Paul E. Bottiger, et ux. (Tax Parcel W-10-29) and George W. Robinson, et ux. (Tax

Parcel W-10-26); and on the South and West by Township Road No. 446. CONTAINING sixty-six acres (66 A.), more or less.

TRACT NO. 2:

BOUNDED on the North by properties now or formerly of Nevin S. Aucker, et ux. (Tax Parcel W-10-55), Bertha Mae Ruhl (Tax Parcel W-10-42) and Donald L. Stahl, et ux. (Tax Parcel W-10-35); on the West by properties now or formerly of Ralph O. Dreese, et ux. (Tax Parcel W-10-9), William O. Kissinger, et ux. (Tax Parcel W-10-19), G. William Zuspan, et ux. (Tax Parcels W-10-20A and W-10-18) and Eugene R. Vanhorn (Tax Parcel W-10-17); on the South by property now or formerly of Raymond E. Dreese, et ux. (Tax Parcel W-10-21); and on the East by Township Road No. 430, property now or formerly of William G. Sprengle (Tax Parcel W-10-14) and Nevin S. Aucker, et ux. (Tax Parcel W-10-55); CONTAINING one hundred twelve acres (112 A.), more or less

BEING further identified as Tax Parcels W-10-32, W-10-30, W-10-20 and W-10-25.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing fifteen and two hundred eighty-three thousandths acres (15.283 A.) which George W. Robinson granted and conveyed unto Glenn Sullivan and/or Jane Sullivan, husband and wife, by Deed dated September 25, 1978, recorded September 26, 1978, in Snyder County Deed Book 142, at page 298.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 9 (Boyer Farm):

ALL THAT CERTAIN tract or parcel of ground situated in the Township of Washington, and partially in the Township of Middlecreek, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone; thence by land now or formerly of Mrs. Harvey Schoch, North fifty-three degrees West (N. 53° W.), twenty-two and seven tenths perches (22.7 p.) to a black oak; thence by the same, South eighty-three degrees West (S. 83° W.), four and five tenths perches (4.5 p.) to a post; thence by the same, North eight and three fourth degrees West (N. 8 3/4° W.), thirty-two perches (32 p.) to a stone; thence by the same, North seventy-two degrees West (N. 72° W.), seventeen and eight tenths perches (17.8 p.) to a stone; thence by the same North twenty and one-half degrees West (N. 20 1/2° W.), seventeen and eight tenths perches (17.8 p.) to a stone; thence by the same and, now or formerly of A. D. Kreamer, North sixty-three and one-half degrees West (N. 63 1/2° W.), twenty-four perches (24 p.) to a pine; thence by land now or formerly of A. D. Kreamer, North twenty-three degrees West (N. 23° W.), thirty perches (30 p.) to a post; thence by the same North seventy-seven and three fourth degrees West (N. 77 3/4° W.), thirty-nine and five tenths perches (39.5 p.) to a pine stump; thence by land now or formerly of C. O. Lenig, South ten degrees West (S. 10° W.), twenty-eight perches

(28 p.) to a post; thence by the same, North seventy-seven and one-half degrees West (N. 77 1/2° W.), six and nine tenths perches (6.9 p.) to a stone; thence by land now or formerly of J. S. Deimer, South twenty-two and three-fourth degrees West (S. 22 3/4° W.), four and nine tenths perches (4.9 p.) to a stone; thence by land now or formerly of John F. Boyer, of which this is a part, South fifty and one-half degrees East (S. 50 1/2° E.), thirty-two and five tenths perches (32.5 p.) to a post; thence by the same, South seven and one-half degrees West (S. 7 1/2° W.), fifty-nine and five tenths perches (59.5 p.) to a post; thence by the same, South thirty-three and one-half degrees East (S. 33 1/2° E.), seventeen perches (17 p.) to a post; thence by the same, South seven degrees East (S. 7° E.), thirty perches (30 p.) to an ash; thence by land now or formerly of Lawson Dreese, North seventy-two and one-half degrees East (N. 72 1/2° E.), seventeen and five tenths perches (17.5 p.) to a post; thence by the same, South seventy degrees East (S. 70° E.), eight and six tenths perches (8.6 p.) to a post; thence by the same, South seventy-three and one-half degrees East (S. 73 1/2° E.), thirteen and seven tenths perches (13.7 p.) to a post; thence by the same, North sixty-six degrees East (N. 66° E.), seventeen and two tenths perches (17.2 p.) to a cherry tree; thence by land now or formerly of John F. Boyer, North fifty-nine degrees East (N. 59° E.), forty-two perches (42 p.) to the place of BEGINNING.

CONTAINING fifty-nine acres seventy-three perches (59 A. 73 p.), more or less; whereon are erect a two-story frame dwelling, bank barn, and minor outbuildings.

THE above described premises are situated partially in Washington Township, partially in Middlecreek Township, with all buildings in the former township.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book , page 854.

THE ABOVE NINE (9) PARCELS BEING the same premises which George W. Robinson and Doris S. Robinson, husband and wife, by their Deed dated November 18, 1992 and recorded November 20, 1992 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Record Book 301 at page 410, granted and conveyed unto William D. Robinson, James D. Robinson, and Edward G. Robinson, Trading as B. J. & E. Realty Company, as tenants in co-partnership. On or about 1994, the said James D. Robinson transferred all his right, title and interest in said partnership to the remaining partners, William D. Robinson and Edward G. Robinson, Grantors herein.

EXCEPTING AND RESERVING all adverse conveyances made from the above described parcels of land.

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

TOGETHER with all and singular the improvements, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversion

and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

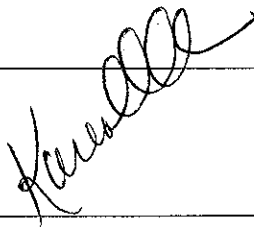
TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of said party of the second part, its successors and assigns forever.

AND the said party of the first part, its successors and assigns, does by these presents, covenant, grant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, its successors and assigns, the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances unto the said party of the second part, its successors and assigns, against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under it, shall and will, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set its hand and seal, the day and year first written above.

WITNESS:

BJE REALTY



BY: William D. Robinson (SEAL)
William D. Robinson, Partner

BY: Edward G. Robinson (SEAL)
Edward G. Robinson, Partner

CERTIFICATE OF ADDRESS

I hereby certify that the precise address of the Grantee herein is as follows:

P. O. Box 38
Kreamer, Pennsylvania 17833




Attorney for Grantees

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF SNYDER :

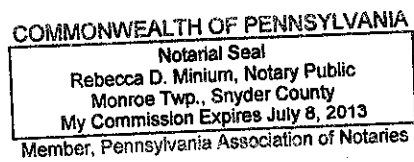
On this, the 20th day of October, 2010 before me the undersigned Notary Public, came the above named William D. Robinson and Edward G. Robinson, Co-Partners, t/a BJE Realty, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

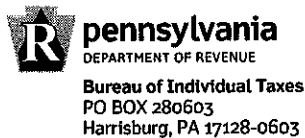
Witness my hand and official seal the day and year first above written.



Notary Public

n:\deeds\bj&e realty-bj&e realty company, lp.farms





REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	928.04
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove

Tax Parcel Number

19-10-34

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 18,450.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 92,804.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

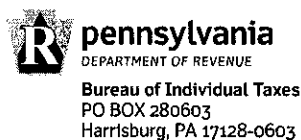
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	316.39
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Karen L. Hackman, Esquire		Telephone Number: (570) 743-2333	
Mailing Address 1372 North Susquehanna Trail, Suite 130	City Selinsgrove	State PA	ZIP Code 17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Washington Township	
County Snyder	School District Selinsgrove	Tax Parcel Number 19-10-30	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 6,290.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 31,639.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.)

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 10/20/10
---	------------------

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid **4,304.67**
Book Number **875**
Page Number **946**
Date Recorded **10-27-10**

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: **Karen L. Hackman, Esquire** Telephone Number: **(570) 743-2333**
Mailing Address: **1372 North Susquehanna Trail, Suite 130** City: **Selinsgrove** State: **PA** ZIP Code: **17870**

B. TRANSFER DATA

Grantor(s)/Lessor(s): **William D. Robinson & Edward G. Robinson, Co-Partners,**
Mailing Address: **P. O. Box 38**
City: **Kreamer** State: **PA** ZIP Code: **17833**

C. Date of Acceptance of Document

Grantee(s)/Lessee(s): **B J & E Realty Company, L.P.**
Mailing Address: **P. O. Box 38**
City: **Kreamer** State: **PA** ZIP Code: **17833**

D. REAL ESTATE LOCATION

Street Address: _____ City, Township, Borough: **Washington Township**
County: **Snyder** School District: **Selinsgrove** Tax Parcel Number: **19-10-26**

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 85,580.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 430,467.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

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.

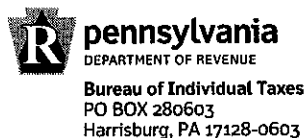
Signature of Correspondent or Responsible Party

Date

Karen L. Hackman

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	478.35
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
Karen L. Hackman, Esquire	(570) 743-2333		
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove Area

Tax Parcel Number

19-9-41

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 9,510.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 47,835.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
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- ☐ 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 (Please explain exemption claimed.) _____

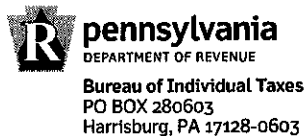
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,364.14
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove Area

Tax Parcel Number

19-5-33

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 27,120.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 136,414.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

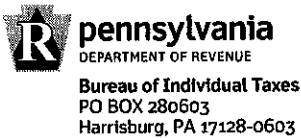
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,103.58
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Karen L. Hackman, Esquire		Telephone Number: (570) 743-2333	
Mailing Address 1372 North Susquehanna Trail, Suite 130	City Selinsgrove	State PA	ZIP Code 17870

B. TRANSFER DATA

Grantor(s)/Lessor(s) William D. Robinson & Edward G. Robinson, Co-Partners,		
Mailing Address P. O. Box 38		
City Kreamer	State PA	ZIP Code 17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) B J & E Realty Company, L.P.		
Mailing Address P. O. Box 38		
City Kreamer	State PA	ZIP Code 17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Washington Township	
County Snyder	School District Selinsgrove Area	Tax Parcel Number 19-5-32	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 21,940.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 110,358.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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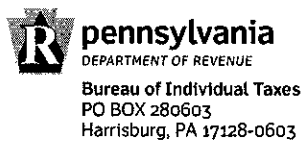
Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
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- ☐ 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 (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	18.61
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Karen L. Hackman, Esquire		Telephone Number: (570) 743-2333	
Mailing Address 1372 North Susquehanna Trail, Suite 130	City Selinsgrove	State PA	ZIP Code 17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer
State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer
State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Washington Township	
County Snyder	School District Selinsgrove	Tax Parcel Number 19-9-61	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 370.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 1,861.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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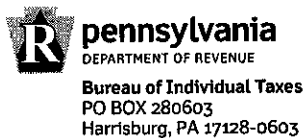
Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
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- ☐ 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 (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,499.95
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:		
Karen L. Hackman, Esquire	(570) 743-2333		
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough
		Penn Township
County	School District	Tax Parcel Number
Snyder	Selinsgrove Area	13-2-3

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 29,820.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 149,995.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
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- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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 10/20/10
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REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,030.14
Book Number	875
Page Number	946
Date Recorded	10-27-10

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Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Middlecreek Township
County Snyder	School District Midd-West	Tax Parcel Number 11-6-15

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration +0.00	3. Total Consideration = 0.00
4. County Assessed Value 20,480.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 103,014.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

Check Appropriate Box Below for Exemption Claimed.

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- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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Signature of Correspondent or Responsible Party 	Date 10/20/10
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Snyder County, Pennsylvania



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

Instrument Number - 201005799
Recorded On 10/27/2010 At 9:18:45 AM
* Instrument Type - DEED
Invoice Number - 40130
* Grantor - ROBINSON, WILLIAM D
* Grantee - B J & E REALTY CO LP
User - TSD
* Customer - RUDNITSKY & HACKMAN

Book - 875 Starting Page - 946
* Total Pages - 25

*** FEES**

STATE TRANSFER TAX	\$11,043.87
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$23.50
RECORDING FEES -	\$63.00
RECORDER OF DEEDS	
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
MIDD WEST SCHOOL REALTY TAX	\$515.07
SELINSGROVE AREA SCHOOL REALTY TAX	\$5,006.86
MIDDLECREEK TOWNSHIP	\$515.07
PENN TOWNSHIP	\$749.98
WASHINGTON TOWNSHIP	\$4,256.89
TOTAL PAID	\$22,179.74

RETURN DOCUMENT TO:
RUDNITSKY & HACKMAN
1372 N SUSQUEHANNA TRAIL
SUITE 130
SELINSGROVE, PA 17870

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: 875 Page: 946



THIS INDENTURE

MADE the 20th day of October, in the year two thousand ten (2010).

BETWEEN **WILLIAM D. ROBINSON and EDWARD G. ROBINSON**, Co-Partners, trading as B. J. & E. Realty Company, a general partnership, of P. O. Box 38, Kreamer, Snyder County, Pennsylvania, GRANTOR and party of the first part;

A
N
D

B J & E REALTY COMPANY, L.P., a Pennsylvania limited partnership, having its principal office at P. O. Box 38, Kreamer, Snyder County, Pennsylvania, party of the second part, hereinafter called **GRANTEE**, and party of the second part,

WITNESSETH, that said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, its successors and assigns, forever.

PARCEL NO. 1 (Betzner Farm):

ALL THAT CERTAIN tract or piece of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone in the center of Township Road 391 and adjacent to Freeburg Borough; thence in and through the said public road along the Freeburg Borough line and lands now or formerly of John M. Dreese, North sixty-one degrees East (N. 61° E.), ninety-four and nine tenths perches (94.9 p.) to a stone; thence in and through said public road and along lands now or formerly of John M. Dreese, North twenty-seven degrees West (N. 27° W), twenty and seven tenths perches (20.7 p.) to a stone; thence along lands now or formerly of Carl R. Fetter, South fifty-six degrees West (S. 56° W.), thirty-eight and seven tenths perches (38.7 p.) to a stone; thence along same, North thirty-seven and one-half degrees West (N. 37 1/2° W.), one hundred fifty-one and three tenths perches (151.3 p.) to a stone and the center of Township Road 395; thence in and through the said public road and along lands now or formerly of Raymond E. Dreese, South sixty and one-half degrees West (S. 60 1/2° W.), seventy-four and two tenths perches (74.2 p.) to a stone; thence along lands now or formerly of G. U. Landis, South thirty-four and one-half degrees East (S. 34 1/2° E.), forty-six and three tenths perches (46.3 p.)

to a point in the center of a creek; thence in and through and along same, North sixty-one degrees East (N. 61° E.), two perches (2 p.) to a point; thence South forty-nine degrees East (S. 49° E.), five and three tenths perches (5.3 p.) to a point in the center of the creek; thence in and through and along same, South thirty-one and one-half degrees East (S. 31 1/2° E.), twenty-four and five tenths perches (24.5 p.) to a point; thence in and through and along same, South twenty-eight and one-fourth degrees East (S. 28 1/4° E.), nineteen and three tenths perches (19.3 p.) to a point; thence in and through and along same, South forty-four and one-half degrees East (S. 44 1/2° E.), sixteen and nine tenths perches (16.9 p.) to a stone; thence along lands now or formerly of G. U. Landis and Roger L. and Margaret Dreese, South sixty-two degrees West (S. 62° W.), forty-five perches (45 p.) to a post in Township Road 430; thence in and through said Township Road and adjacent lands now or formerly of N. S. Troutman, Blanche J. Seebold and a cemetery, South fifty-five degrees East (S. 55° E.), fifty-nine and three tenths perches (59.3 p.) to a stone in said public road; thence in and through Township Road 391 and adjacent Freeburg Borough line, North sixty-two degrees East (N. 62° E.), twenty-four and eight tenths perches (24.8 p.) to a point; thence in and through and along same, North sixty-seven degrees East (N. 67° E.), eleven and seven tenths perches (11.7 p.) to a stone and the place of BEGINNING.

CONTAINING ninety-five acres (95 A.), more or less, upon which are erected a framedwelling house, barn and minor outbuildings.

EXCEPTING AND RESERVING, NEVERTHELESS, out of the above-described tract, a parcel of land containing forty-nine thousand eight hundred fifty-eight (49,858) square feet (one and fourteen hundredths acres [1.14 a.]) which Clarence R. Betzer and Mabel C. Betzer, husband and wife, granted and conveyed to William Glass and June Glass, husband and wife, of record in Snyder County Deed Book 121, at page 478.

EXCEPTING AND RESERVING, NEVERTHELESS, out of the above-described tract, a parcel of land containing nine and sixty-five hundredths acres (9.65 A.) of land which B. J. & E. Realty Company, a partnership, by its deed dated April 12, 2010 and recorded April 20, 2010 in Record Book 854 page 369 did grant and convey unto the Freeburg Municipal Authority.

UNDER AND SUBJECT to a fifty foot (50') private right-of-way which B. J. & E. Realty Company, a partnership, by its deed dated April 12, 2010 and recorded April 20, 2010 in Record Book 854 page 369 did grant and convey unto the Freeburg Municipal Authority.

UNDER AND SUBJECT to an easement dated October 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 245, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an easement dated October 31, 1983, recorded December 12, 1983 in Snyder County Record Book 167, at page 141, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 2 (Fetter Farm):

ALL THE CERTAIN farm containing all those five (5) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, used together as one farm, more particularly bounded and described as follows:

TRACT NO. 1: BEGINNING at a stone in Public Road; thence by land now or formerly of James H. Roush, North twenty-seven degrees West (N. 27° W.), sixteen and seven tenths perches (16.7 p.) to a stone; thence by land now or formerly of L. Keeler, South fifty-four and one-half degrees West (S. 54 1/2° W.), forty-two and two tenths perches (42.2 p.) to a stone; thence along land now or formerly of F. Glass, South thirty-seven and one-half degrees East (S. 37 1/2° E.), seventeen perches (17 p.) to a stone; thence North fifty-four and one-half degrees East (N. 54 1/2° E.), thirty-nine and five tenths perches (39.5 p.) to the place of BEGINNING.

CONTAINING four and one-half acres (4 ½ a.), more or less.

TRACT NO. 2: BEGINNING at a stone in road; thence in the same and land now or formerly of James H. Roush, South forty-four degrees West (S. 44° W.), twenty-four and six tenths perches (24.6 p.) to a stone in road; thence along land now or formerly of L. Keeler, North twenty-nine and one-half degrees West (N. 29 1/2° W.), twenty-six and five tenths perches (26.5 p.) to a stone; thence South fifty-eight degrees West (S. 58° W.), forty-five and one tenth perches (45.1 p.) to a stone; thence along land now or formerly of F. Glass, North thirty-two degrees West (N. 32° W.), twenty-nine and six tenths perches (29.6 p.) to a stone; thence by land of which this was a part, North sixty-seven degrees East (N. 67° E.), fifty and three tenths perches (50.3 p.) to a stone; thence North forty-four degrees East (N. 44° E.), eighteen and three tenths perches (18.3 p.) to a stone; thence South thirty-three and one-half degrees East (S 33 1/2° E.), fifty-three and two tenths perches (53.2 p.) to the place of BEGINNING.

CONTAINING sixteen acres and sixteen perches (16 a. 16 p.), more or less.

TRACT NO. 3: BEGINNING at a stone; thence by land now or formerly of W. L. Bassler, South twenty-six and one-half degrees West (S. 26 1/2° W.), thirty and five tenths perches (30.5 p.) to stones; thence South thirty-five and one-half degrees East (S. 35 1/2° E.), eight perches (8 p.) to stones; thence North seventy degrees East (N. 70° E.), forty-eight perches (48 p.) to stones; thence along land of which this was a part, North sixty-five degrees West (N. 65° W.), thirty-eight perches to the place of BEGINNING.

CONTAINING five acres (5 a.), strict measure.

TRACT NO. 4: BOUNDED and described as follows: On the East, West and South by lands now or formerly of Ira P. Roush; and also on the West by lands now or formerly of Francis Glass.

CONTAINING eight acres and eight perches (8 a. 80 p.), more or less.

TRACT NO. 5: BEGINNING at a stone in public road; thence along land now or formerly of Ira P. Roush, North thirty-three and one-half degrees West (N. 33 1/2° W.), fifty-three and two tenths perches (53.2 p.) to a stone; thence South forty-four degrees West (S. 44° W.), eighteen and three tenths perches (18.3 p.) to a stone; thence South sixty-seven degrees West (S. 67° W.), fifty and three tenths perches (50.3 p.) to a stone; thence along land now or formerly of F. Glass, North thirty-two degrees West (N. 32° W.), sixty-nine and eight tenths perches (69.8 p.) to a stone in another public road; thence in same, North sixty-five and one-half degrees East (N. 65 1/2° E.), seventy-seven perches (77 p.) to a stone; thence along division line of Tract #2, South twenty-four degrees East (S. 24° E.), sixty-four and three tenths perches (64.3 p.) to a stone; thence North forty-four degrees East (N. 44° E.), five tenths of a perch (.5 p.) to a stone in lane; thence along lane and Tract #2, South thirty-three and one-half degrees East (S. 33 1/2° E.), fifty-three and two tenths perches (53.2 p.) to a stone in the first mentioned road; thence in same, South forty-four degrees West (S. 44° W.), five tenths of a perch (.5 p.) to the place of BEGINNING.

CONTAINING thirty-one acres and fifty-nine perches (31 a. 59 p.), more or less.

AND ALSO ALL THAT CERTAIN tract of land situate in Washington Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING in public road; thence along land now or formerly of George Robinson, North thirty-three and one-half degrees West (N. 33 1/2° W.), fifty-three and two tenths perches (53.2 p.) to a stone (of the said fifty-three and two tenths perches (53.2 p.) a strip of five tenth (.05) of a rod wide shall be used as a land); thence along land now or formerly of George Robinson, North twenty-four degrees West (N. 24° W.), sixty-four and three tenths perches (64.3 p.) to a stone in another public road; thence in same, North one-half (or sixty-five and one-half (65 1/2)) degrees East (N. ° E.), seventy-eight and one tenth perches (78.1) to a stone in same; thence by land now or formerly of Margaret Strayer, South twenty-six degrees East (S. 26° E.), eighty-four and two tenths perches (84.2 p.) to a stone in the first above road; thence in same, South forty-two degrees West (S. 42° W.), seventy-six perches (76 p.) to stone in said road; thence South forty-four degrees West (S. 44° W.), five tenths of a perch (.5 p.) to the place of BEGINNING.

CONTAINING forty-nine acres and one hundred five perches (49 A. 105 p.). The same being vacant farm land.

RESERVING NEVERTHELESS, a tract of land sold by Edna L. Rosenthal, widow, to Harvey C. Dreese and wife, by Deed dated December 3, 1958, recorded March 19, 1959, in Deed Book 88, at page 174, containing thirty-four thousand six hundred fifty (34,650) square feet.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 247, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania.

UNDER AND SUBJECT to an agricultural security area program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 3 (Dressler Farm):

ALL THAT CERTAIN tract of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a white oak; thence by land now or formerly of John Dreese, North fifty-six degrees thirty minutes East (N. $56^{\circ} 30'$ E.), six hundred sixty-six and six tenths feet (666.6') to a point; thence along land now or formerly of John Dreese, South thirty degrees East (S. 30° E.), three hundred ninety-nine and three tenths feet (399.3') to a post on the East side of a road; thence along land now or formerly of Victor Hoffman, North seventy-four degrees thirty minutes East (N. $74^{\circ} 30'$ E.), one thousand six hundred eight and seventy-five hundredths feet (1,608.75') to a post; thence along land now or formerly of Russell F. Shaffer, North twenty-three degrees fifteen minutes West (N. $23^{\circ} 15'$ W.), nine hundred seventy-three and five tenths feet (973.5') to a stone; thence along land now or formerly of James B. Wentzel, South fifty-six degrees thirty minutes West (S. $56^{\circ} 30'$ W.), six hundred twenty-four feet (624'), more or less, to a stake; thence along land now or formerly of James B. Wentzel, South sixty-six degrees fifty-five minutes , (S. $66^{\circ} 55'$), one hundred sixty-six and five tenths feet (166.5') to a stake; thence along land now or formerly of said James B. Wentzel, North thirty-four degrees forty-five minutes West (N. $34^{\circ} 45'$ W.), one thousand eighty-four feet (1,084') to a stake on line of land now or formerly of Russell A. Whitmoyer; thence along land now or formerly of said Russell A. Whitmoyer, South eighty-eight degrees West (S. 88° W.), one thousand one hundred twenty-four feet (1,124'), more or less, to a stone; thence along land now or formerly of Harvey C. Dreese, South fifty-nine degrees West (S. 59° W.), three hundred thirty feet (330') to a stone on the North side of the road; thence across the road, South thirty-five degrees thirty minutes East (S. $35^{\circ} 30'$ E.), twenty-eight and five hundredths feet (28.05') to a stone; thence South sixty-four degrees West (S. 64° W.), twenty-eight and five hundredths feet (28.05') to a chestnut stump; thence along land now or formerly of Jacob Zechman, South twenty-eight degrees East (S. 28° E.), thousand six hundred ninety-two and nine tenths feet (1,692.9') to the place of BEGINNING.

CONTAINING in area seventy-seven acres (77 A.), more or less; whereon is erected a two-story frame dwelling house, large chicken house and minor outbuildings.

RESERVING NEVERTHELESS, from the above described tract of land a certain tract of land conveyed by Elwood M. Dressler and Luella G. Dressler to Harold Dreese and Karen Dreese, as recorded in Snyder County Deed Book 93, at page 350, containing one and thirty-two hundredths acres (1.32 A.), and as surveyed by Gerald E. Bickhart, Registered Surveyor, on January 11, 1964.

UNDER AND SUBJECT to an agricultural security area program as more particularly set forth in Snyder County Record Book 200, at page 854.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing twenty-two thousand four hundred eighty-three (22,483) square feet which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto William E. Glass, Jr. and Aleta M. Glass, husband and wife, by deed dated October 17, 1970, recorded December 7, 1971, in Snyder County Deed Book 117, at page 624.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and sixty-five hundredths acres (1.65 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Larry L. Dreese and Phyllis E. Dreese, husband and wife, by Deed dated September 13, 1973, recorded September 15, 1973, in Snyder County Deed Book 123, at page 730.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 247, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing two and two hundred ninety-eight thousandths acres (2.298 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Ralph V. Dreese and Mary Dreese, husband and wife, by Deed dated May 24, 1979, recorded May 25, 1979, in Snyder County Deed Book 144, at page 584.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing five hundred twenty-eight thousandths (.528) of an acre which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Steven A. Mull and Susan K. Mull, husband and wife, by Deed dated May 16, 1980, recorded November 17, 1980, in Snyder County Deed Book 149, at page 447.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and eight hundred ninety-eight thousandths acres (1.898 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto William D. Robinson, Edward G. Robinson, and James Robinson, co-partners, t/a BJE Realty, a partnership, by Deed dated June 15, 1989, recorded June 22, 1989, in Snyder County Record Book 243, at page 8.

PARCEL NO. 4 (Gill Farm):

ALL THOSE THREE (3) CERTAIN tracts of land situate in Penn Township, Snyder County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

SITUATE as aforesaid and bounded on the North by land now or formerly of Charles Kinney; on the East by land now or formerly of Mrs. Regina Erb, deceased; on the South by land now or formerly of Marlin Hassinger; and on the West by land now or formerly of John Dinius; and containing sixty-six acres (66 A.), more or less. Whereon are erected a dwelling house, barn and minor outbuildings.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and one hundred forty-eight thousandths acres (1.048 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto J. Richard Simpson and Bonnie A. Simpson, husband and wife, by Deed dated May 29, 1990, recorded June 5, 1990, in Snyder County Record Book 256, at page 100.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and sixty-nine thousandths acres (1.069 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Scott E. Herman, single, by Deed dated December 20, 1990, recorded December 26, 1990, in Snyder County Record Book 264, at page 855.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one and eighty-eight thousandths acres (1.088 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Daniel J. Lapetina and Wilma J. Lapetina, husband and wife, by Deed dated April 23, 1991, recorded May 3, 1991, in Snyder County Record Book 269, at page 579.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing three hundred eighty thousandths of an acre (.380 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Elden E. Heimbach and Carol J. Heimbach, husband and wife, and Clair C. Heimbach and Evelyn M. Heimbach, husband and wife, by Deed dated July 19, 1991, recorded July 22, 1991, in Snyder County Record Book 273, at page 270.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing one hundred eighteen thousandths of an acre (.118 A.) which George W. Robinson and Doris S. Robinson, husband and wife, granted and conveyed unto Leroy L. Martin and Donna M. Martin, husband and wife, by Deed dated July 19, 1991, recorded July 26, 1991, in Snyder County Record Book 273, at page 526.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing seven hundred sixty-nine thousandths of an acre (.769 A.) which George W. Robinson and Doris S. Robinson,

husband and wife, granted and conveyed unto Jeffrey W. Kerstetter and Deanna K. Kerstetter, husband and wife, by Deed dated July 19, 1991, recorded July 30, 1991, in Snyder County Record Book 273, at page 723.

TRACT NO. 2:

SITUATE as aforesaid, and bounded on the North by land now or formerly of Charles Kinney and Henry Engle; on the East and South by lands now or formerly of James Fasold; and on the West by lands now or formerly of B. O. Kline; and containing fifty-one acres (51 A.), more or less, and buildings.

TRACT NO. 3:

SITUATE as aforesaid and beginning at an iron pin at the Southwest corner; thence North three hundred thirteen feet (N. 313') to an iron pin; thence East five hundred eighty-four feet (E. 584') to pine tree; thence one thousand eight hundred twenty-one feet (1,821') to an iron pin; thence South five hundred eighty-four feet (S. 584') to an iron pin; thence West one thousand six hundred seventy-six feet (W. 1,676') to an iron pin, the place of BEGINNING. CONTAINING sixteen and three-fourth acres (16 $\frac{3}{4}$ A.), more or less.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 251, at page 701.

UNDER AND SUBJECT to an easement dated April 29, 1974, recorded January 28, 1975, in Snyder County Miscellaneous Book 28, at page 235, as given by George W. Robinson and Doris S. Robinson to the Continental Telephone Company of Pennsylvania

PARCEL NO. 5 (Hartley Farm):

ALL THAT CERTAIN tract of land situate in the Township of Penn, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone at the corner of the now or former Artie Hollenbach and Murray H. and Dorothy A. Hartley farms; thence along the property now or formerly of Artie Hollenbach, North eighty-nine degrees West (N. 89° W.), five hundred seventy-three feet (573') to a post; thence along the property now or formerly of Joseph M. Gargie and Noah J. Yoder, North four degrees forty-two minutes fifty-one seconds East (N. 4° 42' 51" E.), eight hundred thirteen and five tenths feet (813.5') to an iron pin; thence along the property now or formerly of John N. Yoder, North seventy-eight degrees twenty-nine minutes fifty seconds East (N. 78° 29' 50" E.), one thousand two hundred ninety-four and nine tenths feet (1,294.9') to a rock; thence along the property now or formerly of George W. Robinson, South four degrees ten minutes West (S. 4° 10' W.), one thousand thirty-four and eight tenths feet (1,034.8') to a light pole; thence along the property now or formerly of Murray H. and Dorothy A. Hartley, South eighty-seven degrees

fifty minutes West (S. 87° 50' W.), seven hundred twenty-five feet (725') to the place of BEGINNING.

CONTAINING twenty-seven acres (27 A.).

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 251, at page 701.

PARCEL NO. 6 (Hostetler Farm):

ALL THAT CERTAIN farm or tract of land situate in Middlecreek Township, Snyder County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone; thence by land now or formerly of the said Charles A. Roush, of which this was formerly a part, South eighty-five and one fourth degrees East (S. 85 1/4° E.), one hundred twenty perches (120 p.) to a stone; thence by land now or formerly of the John Boyer Estate, South seven degrees East (S. 7° E.), ninety-nine and five tenths perches (99.5 p.) to a stone; thence by land now or formerly of William Moyer, South eighty-six degrees West (S. 86° W.), twenty-three perches (23 p.) to a stone; thence by same, North eighty-four degrees West (N. 84° W.), eleven perches (11 p.) to a stone; thence by same, North eighty-six degrees West (N. 86° W.), twenty-eight and six tenths perches (28.6 p.) to a stone; thence by same, North eighty-five and one-half degrees West (N. 85 1/2° W.), twenty-five and two tenths perches (25.2 p.) to a stone; thence by the same, North eighty-seven and one-fourth degrees West (N. 87 1/4° W.), twenty-six perches (26 p.) to a stone; thence by land now or formerly of Aldo Stuck, North seven and three fourth degrees West (N. 7 3/4° W.), one hundred three perches (103 p.) to the place of BEGINNING.

CONTAINING seventy-five acres and one hundred twenty perches (75 A. 120 p.), more or less; whereon are erected a two-story frame dwelling house, barn and minor outbuildings.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 266, at page 452.

PARCEL NO. 7 (Dreese Farm):

ALL THOSE three (3) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone; thence by land now or formerly of John Dreese, North twenty-five degrees East (N. 25° E.), thirty-two and two tenths perches (32.2 p.) to a stone; thence North thirty-eight degrees West (N. 38° W.), one hundred fifty-one perches (151 P.) to a post;

THENCE South thirty-two degrees West (S. 32° W.), fourteen and seven tenths perches (14.7 p.) to a pine; thence by land now or formerly of Ira Boyer, South twenty-eight degrees East (S. 28° E.), fifty-five perches (55 p.) to a pine; thence south thirty-nine degrees West (S. 39° W.), thirty-six perches (36 p.) to a chestnut oak; thence South twenty-three degrees West (S. 23° W.), eighty perches (80 p.) to a post; thence South fifty-one and one-half degrees East (S. 51 1/2° E.), sixty perches (60 p.) to a post; thence North fifty-one and one-half degrees East (N. 51 1/2° E.), ninety-seven perches (97 p.) to the place of BEGINNING. CONTAINING seventy-five acres and thirty-seven perches (75 A. 37 p.), more or less.

UNDER AND SUBJECT to a lease as evidenced by a Memorandum of Lease between George W. Robinson and BT Farms, Inc., dated September 27, 1979, recorded September 28, 1979, in Snyder County Miscellaneous Book 49, at page 599, which contains a right of first refusal on the part of the Lessee to purchase the subject premises of said Lease (a tract containing two hundred thirty-three thousand (233,000) square feet) as well as Tract #1 hereinabove described.

TRACT NO. 2:

BEGINNING at a stone above public road; thence along land formerly of Charles Mikell, and in said road, South sixty-two degrees East (S. 62° E.), eight perches (8 p.) to a stone in said road; thence in same South seventy-four degrees East (S. 74° E.), thirty-seven perches (37 p.) to a stone in said road; thence along lands formerly of Vern and Vedula E. Dreese, North twenty-seven degrees East (N. 27° E.), nineteen perches (19 p.) to a stone; thence along land of same, North seventy degrees West (N. 70° W.), forty-five perches (45 p.) to a stone; thence South twenty-nine degrees West (S. 29° W.), twenty and five tenths perches (20.5 p.) to the place of BEGINNING. CONTAINING five acres and eighty-four perches (5 A. 84 p.), more or less.

TRACT NO. 3:

BEGINNING at a stone in road; thence South seventy-one degrees West (S. 71° W.), seventy-three and seven tenths perches (73.7 p.) to a stone; thence by land now or formerly of Harvey Dreese, North one hundred ten degrees East (N. 110° E.), fifteen and seven tenths perches (15.7 p.) to a stone; thence North one degrees East (N. 1° E.), twenty-six and five tenths perches (26.5 p.) to a stone; thence North fifty-four and one-half degrees East (N. 54 1/2° E.), fifty-one and six tenths perches (51.6 p.) to a stone in said lot; thence by land formerly of Elwood Dressler and in said road, South thirty-one degrees East (S. 31° E.), thirty-seven perches (37 p.) to a stone; thence by land formerly of Russell Whitmyer and in said road, South eleven degrees East (S. 11° E.), seventeen and three tenths perches (17.3 p.) to the place of BEGINNING. CONTAINING seventeen acres and one hundred twenty perches (17 A. 120 p.), more or less.

AND ALSO ALL THOSE two (2) certain tracts of land situate in the Township of Washington, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in public road; thence by land now or formerly of George Dreese, South thirty degrees West (S. 30° W.), fifty-eight and five tenths perches (58.5 p.) to a stone; thence along land of same, North seventy-three degrees West (N. 73° W.), forty-one and three tenths perches (41.3 p.) to a hickory; thence North twenty-eight degrees East (N. 28° E.), fifty-six and three tenths perches (56.3 p.) to a stone near upper side of said road; thence in same, South seventy-five degrees East (S. 75° E.), forty-four perches (44 p.) to place of BEGINNING. CONTAINING fifteen acres and forty-eight perches (15 A. 48 p.), strict measure.

TRACT NO. 2:

BEGINNING at a stone; thence by land formerly of V. Dreese, North fifty-six and one-half degrees East (N. 56 1/2° E.), ninety-seven and seven tenths perches (97.7 p.) to a stone in road; thence in and along same and land formerly of A. Springman, South thirty-five degrees East (S. 35° E.), eleven and nine tenths perches (11.9 p.) to a stone; thence by land formerly of G. K. Moyer, South fifty-three degrees West (S. 53° W.), fifty-one and five tenths perches (51.5 p.) to a stone; thence South nine degrees West (S. 9° W.), ten and two tenths perches (10.2 p.) to a stone; thence South five and one-half degrees East (S. 5 1/2° E.), sixteen perches (16 p.) to a stone; thence South ten and one-half degrees West (S. 10 1/2° W.), twenty-three and three tenths perches (23.3 p.) to a chestnut; thence by land formerly of Zeno Sprenkle, North fifty and one-half degrees West (N. 50 1/2° W.), twenty-one perches (21 p.) to a stone; thence North forty-seven and one-half degrees West (N. 47 1/2° W.), thirty-one and five tenths perches (31.5 p.) to the place of BEGINNING. CONTAINING twelve acres and sixty-one perches (12 A. 61 p.), more or less.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, page 854.

UNDER AND SUBJECT to an easement dated September 8, 1978, recorded October 2, 1978 in Snyder County Miscellaneous Book 42, at page 614, as given by George W. Robinson to the Continental Telephone Company of Pennsylvania.

PARCEL NO. 8 (Pyers Farm):

ALL THOSE CERTAIN two (2) tracts of land situate in Washington Township, Snyder County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BOUNDED on the North by properties now or formerly of George W. Robinson, et ux. (Tract Parcel W-10-34) and Lee J. Bottiger (Tax Parcel W-10-33); on the East by properties now or formerly of Paul E. Bottiger, et ux. (Tax Parcel W-10-29) and George W. Robinson, et ux. (Tax

Parcel W-10-26); and on the South and West by Township Road No. 446. CONTAINING sixty-six acres (66 A.), more or less.

TRACT NO. 2:

BOUNDED on the North by properties now or formerly of Nevin S. Aucker, et ux. (Tax Parcel W-10-55), Bertha Mae Ruhl (Tax Parcel W-10-42) and Donald L. Stahl, et ux. (Tax Parcel W-10-35); on the West by properties now or formerly of Ralph O. Dreese, et ux. (Tax Parcel W-10-9), William O. Kissinger, et ux. (Tax Parcel W-10-19), G. William Zuspan, et ux. (Tax Parcels W-10-20A and W-10-18) and Eugene R. Vanhorn (Tax Parcel W-10-17); on the South by property now or formerly of Raymond E. Dreese, et ux. (Tax Parcel W-10-21); and on the East by Township Road No. 430, property now or formerly of William G. Sprengle (Tax Parcel W-10-14) and Nevin S. Aucker, et ux. (Tax Parcel W-10-55); CONTAINING one hundred twelve acres (112 A.), more or less

BEING further identified as Tax Parcels W-10-32, W-10-30, W-10-20 and W-10-25.

EXCEPTING AND RESERVING therefrom a tract or parcel of land containing fifteen and two hundred eighty-three thousandths acres (15.283 A.) which George W. Robinson granted and conveyed unto Glenn Sullivan and/or Jane Sullivan, husband and wife, by Deed dated September 25, 1978, recorded September 26, 1978, in Snyder County Deed Book 142, at page 298.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book 200, at page 854.

PARCEL NO. 9 (Boyer Farm):

ALL THAT CERTAIN tract or parcel of ground situated in the Township of Washington, and partially in the Township of Middlecreek, County of Snyder, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone; thence by land now or formerly of Mrs. Harvey Schoch, North fifty-three degrees West (N. 53° W.), twenty-two and seven tenths perches (22.7 p.) to a black oak; thence by the same, South eighty-three degrees West (S. 83° W.), four and five tenths perches (4.5 p.) to a post; thence by the same, North eight and three fourth degrees West (N. 8 3/4° W.), thirty-two perches (32 p.) to a stone; thence by the same, North seventy-two degrees West (N. 72° W.), seventeen and eight tenths perches (17.8 p.) to a stone; thence by the same North twenty and one-half degrees West (N. 20 1/2° W.), seventeen and eight tenths perches (17.8 p.) to a stone; thence by the same and, now or formerly of A. D. Kreamer, North sixty-three and one-half degrees West (N. 63 1/2° W.), twenty-four perches (24 p.) to a pine; thence by land now or formerly of A. D. Kreamer, North twenty-three degrees West (N. 23° W.), thirty perches (30 p.) to a post; thence by the same North seventy-seven and three fourth degrees West (N. 77 3/4° W.), thirty-nine and five tenths perches (39.5 p.) to a pine stump; thence by land now or formerly of C. O. Lenig, South ten degrees West (S. 10° W.), twenty-eight perches

(28 p.) to a post; thence by the same, North seventy-seven and one-half degrees West (N. 77 1/2° W.), six and nine tenths perches (6.9 p.) to a stone; thence by land now or formerly of J. S. Deimer, South twenty-two and three-fourth degrees West (S. 22 3/4° W.), four and nine tenths perches (4.9 p.) to a stone; thence by land now or formerly of John F. Boyer, of which this is a part, South fifty and one-half degrees East (S. 50 1/2° E.), thirty-two and five tenths perches (32.5 p.) to a post; thence by the same, South seven and one-half degrees West (S. 7 1/2° W.), fifty-nine and five tenths perches (59.5 p.) to a post; thence by the same, South thirty-three and one-half degrees East (S. 33 1/2° E.), seventeen perches (17 p.) to a post; thence by the same, South seven degrees East (S. 7° E.), thirty perches (30 p.) to an ash; thence by land now or formerly of Lawson Dreese, North seventy-two and one-half degrees East (N. 72 1/2° E.), seventeen and five tenths perches (17.5 p.) to a post; thence by the same, South seventy degrees East (S. 70° E.), eight and six tenths perches (8.6 p.) to a post; thence by the same, South seventy-three and one-half degrees East (S. 73 1/2° E.), thirteen and seven tenths perches (13.7 p.) to a post; thence by the same, North sixty-six degrees East (N. 66° E.), seventeen and two tenths perches (17.2 p.) to a cherry tree; thence by land now or formerly of John F. Boyer, North fifty-nine degrees East (N. 59° E.), forty-two perches (42 p.) to the place of BEGINNING.

CONTAINING fifty-nine acres seventy-three perches (59 A. 73 p.), more or less; whereon are erect a two-story frame dwelling, bank barn, and minor outbuildings.

THE above described premises are situated partially in Washington Township, partially in Middlecreek Township, with all buildings in the former township.

UNDER AND SUBJECT to an Agricultural Security Area Program as more particularly set forth in Snyder County Record Book , page 854.

THE ABOVE NINE (9) PARCELS BEING the same premises which George W. Robinson and Doris S. Robinson, husband and wife, by their Deed dated November 18, 1992 and recorded November 20, 1992 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Record Book 301 at page 410, granted and conveyed unto William D. Robinson, James D. Robinson, and Edward G. Robinson, Trading as B. J. & E. Realty Company, as tenants in co-partnership. On or about 1994, the said James D. Robinson transferred all his right, title and interest in said partnership to the remaining partners, William D. Robinson and Edward G. Robinson, Grantors herein.

EXCEPTING AND RESERVING all adverse conveyances made from the above described parcels of land.

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

TOGETHER with all and singular the improvements, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversion

and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

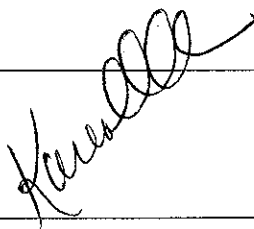
TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of said party of the second part, its successors and assigns forever.

AND the said party of the first part, its successors and assigns, does by these presents, covenant, grant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, its successors and assigns, the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances unto the said party of the second part, its successors and assigns, against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under it, shall and will, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set its hand and seal, the day and year first written above.

WITNESS:

BJE REALTY



BY: William D. Robinson (SEAL)
William D. Robinson, Partner

BY: Edward G. Robinson (SEAL)
Edward G. Robinson, Partner

CERTIFICATE OF ADDRESS

I hereby certify that the precise address of the Grantee herein is as follows:

P. O. Box 38
Kreamer, Pennsylvania 17833




Attorney for Grantees

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF SNYDER :

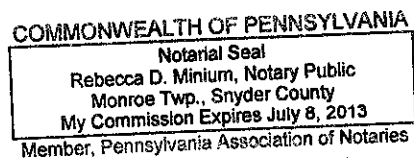
On this, the 20th day of October, 2010 before me the undersigned Notary Public, came the above named William D. Robinson and Edward G. Robinson, Co-Partners, t/a BJE Realty, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

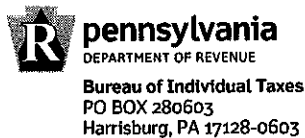
Witness my hand and official seal the day and year first above written.



Notary Public

n:\deeds\bj&e realty-bj&e realty company, lp.farms





REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	928.04
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove

Tax Parcel Number

19-10-34

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 18,450.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 92,804.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

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

10/20/10

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	316.39
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Karen L. Hackman, Esquire			Telephone Number:	(570) 743-2333	
Mailing Address	1372 North Susquehanna Trail, Suite 130			City	Selinsgrove	State ZIP Code
				PA		17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State ZIP Code
PA 17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State ZIP Code
PA 17833

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough Washington Township	
County	School District	Tax Parcel Number
Snyder	Selinsgrove	19-10-30

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 6,290.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 31,639.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.)

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 10/20/10
---	------------------

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid **4,304.67**
Book Number **875**
Page Number **946**
Date Recorded **10-27-10**

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Karen L. Hackman, Esquire Telephone Number: (570) 743-2333
Mailing Address: 1372 North Susquehanna Trail, Suite 130 City: Selinsgrove State: PA ZIP Code: 17870

B. TRANSFER DATA

Grantor(s)/Lessor(s): William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address: P. O. Box 38
City: Kreamer State: PA ZIP Code: 17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s): B J & E Realty Company, L.P.
Mailing Address: P. O. Box 38
City: Kreamer State: PA ZIP Code: 17833

D. REAL ESTATE LOCATION

Street Address: City, Township, Borough: Washington Township
County: Snyder School District: Selinsgrove Tax Parcel Number: 19-10-26

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 85,580.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 430,467.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.)

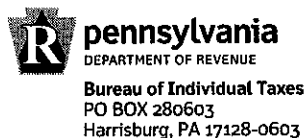
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	478.35
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
Karen L. Hackman, Esquire	(570) 743-2333		
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove Area

Tax Parcel Number

19-9-41

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 9,510.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 47,835.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
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- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

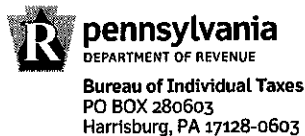
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,364.14
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

B J & E Realty Company, L.P.

Mailing Address

P. O. Box 38

City

Kreamer

State

PA

ZIP Code

17833

D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

Washington Township

County

Snyder

School District

Selinsgrove Area

Tax Parcel Number

19-5-33

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 27,120.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 136,414.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
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- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
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- ☐ 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 (Please explain exemption claimed.) _____

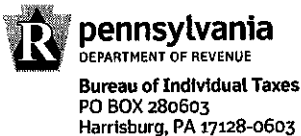
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

10/20/10

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,103.58
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
Karen L. Hackman, Esquire	(570) 743-2333		
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Washington Township
County Snyder	School District Selinsgrove Area	Tax Parcel Number 19-5-32

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 21,940.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 110,358.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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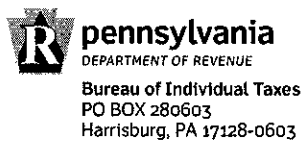
Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
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- ☐ 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 (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	18.61
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Karen L. Hackman, Esquire		Telephone Number: (570) 743-2333	
Mailing Address 1372 North Susquehanna Trail, Suite 130	City Selinsgrove	State PA	ZIP Code 17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer
State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer
State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Washington Township	
County Snyder	School District Selinsgrove	Tax Parcel Number 19-9-61	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 370.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 1,861.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

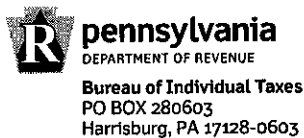
Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
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- ☐ Other (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,499.95
Book Number	875
Page Number	946
Date Recorded	10-27-10

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A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:		
Karen L. Hackman, Esquire	(570) 743-2333		
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough	
		Penn Township	
County	School District	Tax Parcel Number	
Snyder	Selinsgrove Area	13-2-3	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 29,820.00	5. Common Level Ratio Factor x 5.03	6. Fair Market Value = 149,995.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	1,030.14
Book Number	875
Page Number	946
Date Recorded	10-27-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name		Telephone Number:	
Karen L. Hackman, Esquire		(570) 743-2333	
Mailing Address	City	State	ZIP Code
1372 North Susquehanna Trail, Suite 130	Selinsgrove	PA	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)
William D. Robinson & Edward G. Robinson, Co-Partners,
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
B J & E Realty Company, L.P.
Mailing Address
P. O. Box 38
City
Kreamer

State
PA
ZIP Code
17833

D. REAL ESTATE LOCATION

Street Address		City, Township, Borough Middlecreek Township
County Snyder	School District Midd-West	Tax Parcel Number 11-6-15

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration +0.00	3. Total Consideration = 0.00
4. County Assessed Value 20,480.00	5. Common Level Ratio Factor X 5.03	6. Fair Market Value = 103,014.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) _____

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 10/20/10
---	------------------

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

Snyder County, Pennsylvania



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

Instrument Number - 201104210

Recorded On 8/30/2011 At 12:38:13 PM

* Instrument Type - DEED

Invoice Number - 45122

* Grantor - STUCK, JOSEPH ALAN

* Grantee - B J & E REALTY CO

User - TSD

* Customer - RUDNITSKY & HACKMAN

*** FEES**

STATE TRANSFER TAX \$500.00

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$23.50

FEE

RECORDING FEES - \$23.00

RECORDER OF DEEDS

COUNTY IMPROVEMENT FEE \$2.00

RECORDER IMPROVEMENT FEE \$3.00

MIDD WEST SCHOOL \$250.00

REALTY TAX

MIDDLECREEK TOWNSHIP \$250.00

TOTAL PAID \$1,052.00

Book - 905 Starting Page - 459

* Total Pages - 21

RETURN DOCUMENT TO:

RUDNITSKY & HACKMAN
1372 N SUSQUEHANNA TRAIL
SUITE 130
SELINGROVE, PA 17870

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: 905 Page: 459



009D3E

THIS INDENTURE

MADE the 8th day of July, in the year two thousand eleven (2011).

BETWEEN **ROBERT BOTTIGER STUCK a/k/a ROBERT B. STUCK and DONNA K. STUCK**, husband and wife, of 966 Surrey Drive, Bonita, California and **ROBERT B. STUCK, Trustee Under Trust Dated July 15, 1978**, and **JOSEPH ALAN STUCK a/k/a JOSEPH A. STUCK**, single person, of 645 White Tail Drive, Lewisberry, Pennsylvania, and **DONALD G. MONTGOMERY**, Assignee under that certain Memorandum of Assignment of Mortgage dated August 5, 2011 and recorded August 30, 2011 in Record Book 905, page 453.
GRANTORS and parties the first part;

A

N

D

B J & E REALTY COMPANY, L.P., a Pennsylvania limited partnership, having its principal office at P. O. Box 38, Kreamer, Snyder County, Pennsylvania, party of the second part, hereinafter called **GRANTEE**, and party of the second part,

WITNESSETH, that said parties of the first part, for and in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000.00), lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, its successors and assigns, forever.

TRACT NO. 1:

ALL THAT CERTAIN tract of woodland situate in Middlecreek Township, Snyder County, Pennsylvania, and bounded as follows:

BEGINNING at a post, thence by land now or formerly of James Diemer, South fifteen and one-half degrees West (S. 15 1/2° W.), thirty perches (30 p.) to a post; thence South eighty-seven and one-fourth degrees East (S. 87 1/4° E.), eighteen perches (18 p.) to a pine; thence South thirteen and one-fourth degrees East (S. 13 1/4° E.), thirty perches (30 p.) to a black oak sapling; thence South fifty-eight degrees East (S. 58° E.), thirty perches (30 p.) to a post; thence by land now or formerly of Hackenberg, North fifty-four and one-half degrees East (N. 54 1/2° E.), twenty-one and four tenth perches (21.4 p.) to a stake; thence by land now or formerly of John Aumiller North fifty-eight and one-half degrees West (N. 58 1/2° W.), forty-nine perches (49 p.) to the place of BEGINNING.

CONTAINING eleven acres and sixty-nine perches (11 A. 69 p.), more or less.

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in Middlecreek Township aforesaid, and

BEGINNING at a post; thence by land now or formerly of Jacob Moore heirs, North one and one-fourth degrees West (N. 1 1/4° W.), thirty-two perches (32 p.) to a post; thence by land now or formerly of Jacob Erdley South sixty-four and one-half degrees East (S. 64 11/2° E.), forty-seven and seven tenths perches (47.7 p.) to a post; thence South twenty-two degrees East (S. 22° E.), fifty-nine perches (59 p.) to a small pine; thence South thirty-eight degrees East (S. 38° E.), twenty-six perches (26 p.) to a pine; thence by land now or formerly of J. P. Hackenberg South fifty-four degrees West (S. 54° W.), nine and seven tenths perches (9.7 p.) to a stone; thence by land now or formerly of George A. Snyder, deceased, North thirty-seven and one-half degrees West (N. 37 1/2° W.), twenty-eight perches (28 p.) to a chestnut oak; thence by same and lands now or formerly of James Diemer, North fifty and nine-half degrees West (N. 50 1/2° W.), seventy-one perches (71 p.) to the place of BEGINNING.

CONTAINING sixteen acres and six perches (16 A. 6 p.), more or less.

BEING the same premises which Lee J. Bottiger and Ruth A. Bottiger, his wife, by their deed dated September 8, 1964 and recorded March 22, 1971 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Deed Book 115 at page 319, granted and conveyed unto Robert Bottiger Stuck and Joseph Alan Stuck, Grantors herein. Donna K. Stuck joins in this deed to release any interest she may have, marital or otherwise, in said property.

ALSO BEING the same premises which Robert B. Stuck, by his QUIT-CLAIM deed dated July 26, 1978 and recorded December 18, 1978 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Deed Book 143 at page 239, did quit-claim unto Becky Moore, a divorced woman. AND, WHEREAS, Becky Moore, a divorced woman, by her QUIT-CLAIM deed dated July 26, 1978 and recorded December 18, 1978 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Deed Book 143 at page 240, did quit-claim unto Robert B. Stuck as Trustee under Trust dated July 15, 1978, Grantor herein.

AND WHEREAS, Donald G. Montgomery, as Assignee from Advanced Financial Services of California, Inc., joins in this deed to release his interest in said property pursuant to that certain Long Form Deed of Trust and Assignment of Rents dated January 14, 2004 and recorded March 11, 2004 in Record Book 603 page 515 as assigned to Donald G Montgomery under that certain Memorandum of Assignment of Mortgage dated August 5, 2011 and recorded August 30, 2011 in Record Book 905, page 453 and the Stipulation for Relief from Automatic Stay and Order Thereon filed May 3, 2006 to the United States Bankruptcy Court, Southern District of California, San Diego at Case No. 05-06605-JM7, a copy of which is attached hereto and incorporated by reference herein as Exhibit "A".

BEING IDENTIFIED, for tax purposes only as tax parcel number 19-10-33.

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

TOGETHER with all and singular the improvements, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of said party of the second part, its successors and assigns forever.

AND the said parties of the first part, their heirs, successors and assigns, do by these presents, covenant, grant and agree to and with the said party of the second part, its successors and assigns, that they, the said parties of the first part, their heirs, successors and assigns, the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances unto the said party of the second part, its successors and assigns, against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under it, shall and will, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

The balance of this page is left intentionally blank.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first written above.

WITNESS:

Jonelle L Lauver

Jonelle L Lauver

Joseph Alan Stuck (SEAL)

Joseph A. Stuck (SEAL)

COMMONWEALTH OF PENNSYLVANIA

:

: SS.

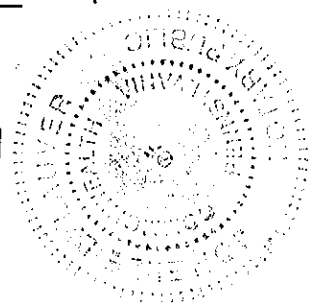
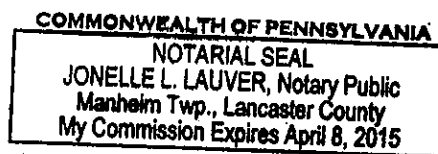
COUNTY OF Lancaster

:

On this, the 8th day of July, 2011 before me the undersigned Notary Public, came the above named Joseph Alan Stuck a/k/a Joseph A. Stuck, single person, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

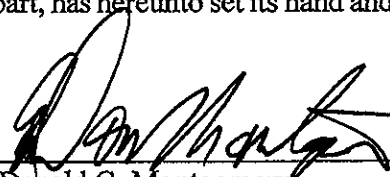
Witness my hand and official seal the day and year first above written.

Jonelle L Lauver
Notary Public



IN WITNESS WHEREOF, the said party of the first part, has hereunto set its hand and seal, the day and year first written above.

Witness



Donald G. Montgomery (SEAL)

STATE OF CALIFORNIA

:

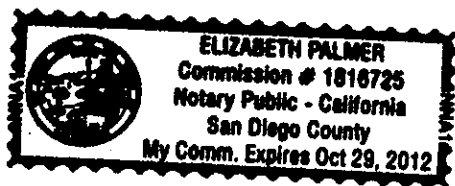
: SS.

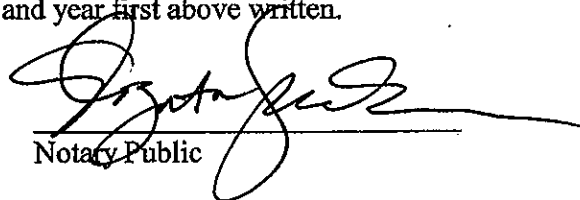
COUNTY OF SAN DIEGO

:

On this, the 5th day of August, 2011 before me the undersigned Notary Public, personally appeared Donald G. Montgomery, ~~known to me~~ (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

Witness my hand and official seal the day and year first above written.





Notary Public

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

WITNESS:

Robert Bottiger Stuck (SEAL)
Robert Bottiger Stuck

Robert B. Stuck (SEAL)
Robert B. Stuck

Donna K. Stuck (SEAL)
Donna K. Stuck

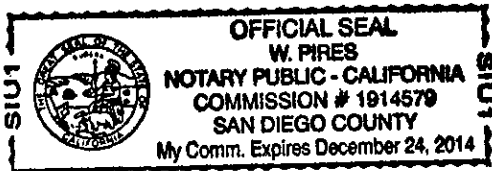
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

:
: SS.
:

On this, the 9th day of AUGUST, 2011 before me the undersigned Notary Public, came the above named Robert Bottiger Stuck a/k/a Robert B. Stuck and Donna K. Stuck, 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.

Witness my hand and official seal the day and year first above written.



W. Pires
Notary Public

IN WITNESS WHEREOF, the said party of the first part, has hereunto set its hand and seal, the day and year first written above.

WITNESS:

Robert B. Stuck (SEAL)
Robert B. Stuck, Trustee Under Trust
Dated July 15, 1978

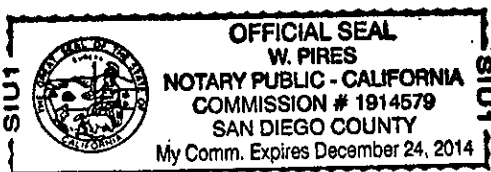
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

:
: SS.
:

On this, the 9th day of AUGUST, 2011 before me the undersigned Notary Public, came the above named Robert B. Stuck, in his capacity as Trustee Under Trust Dated July 15, 1978, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

Witness my hand and official seal the day and year first above written.




W. Pires
Notary Public

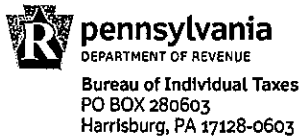
CERTIFICATE OF ADDRESS

I hereby certify that the precise address of the Grantee herein is as follows:

P. O. Box 38
Kreamer, Pennsylvania 17833

Agent/ 
Attorney for Grantee

n:\deeds\bjc realty company-bj&c realty company, lp



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	500.00
Book Number	905
Page Number	459
Date Recorded	8-30-11

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Karen L. Hackman, Esquire	(570) 743-2333
Mailing Address	City
1372 North Susquehanna Trail, Suite 130	Selinsgrove
	State
	PA
	ZIP Code
	17870

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Robert B. Stuck	Joseph A. Stuck
Mailing Address	Mailing Address
966 Surrey Drive	645 White Tail Drive
City	State
Bonita, CA 91902	PA
Lewisberry	ZIP Code
	17339

C. Date of Acceptance of Document

07/08/11

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
	B J & E Realty Company, L.P.
Mailing Address	Mailing Address
	P. O. Box 38
City	State
Kreamer	PA
	ZIP Code
	17833

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
Peach Orchard Road	Middlecreek Township
County	School District
Snyder	Selinsgrove Area
	Tax Parcel Number
	19-10-33

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
50,000.00	+ 0.00	= 50,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
820.00	X 5.56	= 4,559.20

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	100%	100%

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 identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) Deed is being recorded more than 30 days since its date as it was necessary to obtain execution by other owner.

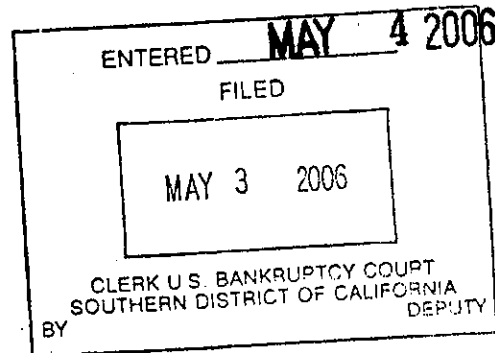
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	08/30/11

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

SAMPSON & ASSOCIATES
 Bryan D. Sampson, Esq. (#143143)
 Mary L. Fickel, Esq. (#221872)
 2139 First Avenue
 San Diego, California 92101
 Tel. (619) 557-9420 / Fax (619) 557-9425
bsampson@sampsonlaw.net

Attorneys for Creditor
 Advanced Financial Services



UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF CALIFORNIA, SAN DIEGO

In Re:
 ROBERT B. STUCK and DONNA K.
 STUCK,
 Debtors.

Case No. 05-06605-JM7

Chapter 7

**STIPULATION FOR RELIEF FROM
 AUTOMATIC STAY AND ORDER
 THEREON**

Date: N/A
 Time: N/A
 Ctrm.: 1
 Judge: Hon. James W. Meyers

This Stipulation for Relief from the Automatic Stay ("Stipulation") is entered into by and between Chapter 7 Trustee, Leslie T. Gladstone, Secured Creditor Advanced Financial Services, Inc. and Debtors Robert and Donna Stuck (collectively the "Parties"), individually or through their attorneys of record, as follows:

FACTUAL BACKGROUND

1. The Promissory Note and Deed of Trust. In or about January, 2004, Creditor AFS provided \$142,425.40 in financing to Debtors Stuck to enable Debtors to purchase, *inter alia*, food processing equipment for their business. The loan was secured by the equipment and by a Deed of Trust, with power of sale, on 27 acres of unencumbered timber land in Pennsylvania (the "Pennsylvania Property"). See Attachment "A," Deed of Trust.

///

2. Debtors' Breach. Thereafter, Debtors Struck defaulted on their loan with Creditor AFS. At the date of default, Debtors Struck owed Creditor AFS \$122,000. Creditor auctioned the food processing equipment and received \$40,000, which it applied to the debt. As of February 22, 2006, the balance due under the loan agreement, which is secured by the Pennsylvania Property Deed of Trust, was \$82,000. See Court Records, Creditor's Proof of Claim.

3. The Bankruptcy Petition. On July 20, 2005, Debtors Stuck filed a voluntary petition for relief under Chapter 7 of title 11 of the United States Code. As a result, Trustee Gladstone was appointed by the Court to administer Debtors' bankruptcy estate.

4. Debtors valued the Pennsylvania Property at \$81,000. However, Creditor AFS marketed the Pennsylvania Property for over a year prior to Debtors' bankruptcy and learned the actual fair market value of the subject property is \$40,000. Creditor AFS was able to locate a buyer for the Pennsylvania Property. With costs and fees of sale, Creditor AFS will net approximately \$35,000 toward Debtors' loan obligation.

5. On April 21, 2006, and based upon Creditor's Deed of Trust, Trustee Gladstone noticed her intent to abandon the Pennsylvania Property.

6. This Stipulation comprises the entire agreement between the Parties.

STIPULATION

7. Chapter 7 Trustee, Leslie T. Gladstone stipulates and agrees that on March 11, 2004, Creditor AFS filed a Deed of Trust, that irrevocably grants, transfers and assigns, with power of sale the Pennsylvania Property as security on the \$142,425.40 loan provided by Creditor to Debtors Stuck.

8. The Parties stipulate and agree that there is no equity in the Pennsylvania Property for the bankruptcy estate.

9. Chapter 7 Trustee Leslie T. Gladstone further stipulates and agrees to relief from stay for Creditor AFS to foreclose on the Deed of Trust.

10. Creditor AFS stipulates and agrees that upon entry of this Stipulated Order, Creditor AFS will accept the sale of the Pennsylvania Property as full payment on the debt. Creditor will further withdraw its claim against the estate upon expiration of the ten (10) day stay after entry of the Stipulated Order.

1 11. The Parties further stipulate and agree that this Stipulated Order shall have the same
2 force and effect as a quit claim deed on the Pennsylvania Property, executed by the estate, for the
3 benefit of Creditor AFS.

4 12. Creditor AFS further stipulates and agrees that upon entry of this Stipulated Order, the
5 bankruptcy estate shall not incur any further obligations toward the Pennsylvania Property, including
6 but not limited to, tax obligations and sale costs.

7 IT IS SO STIPULATED.

8 SAMPSON & ASSOCIATES

9
10 Date: _____

By: _____
Bryan D. Sampson, Esq.
Attorney for Creditor Advanced Financial Services, Inc.

11
12
13 Date: _____

By: _____
Leslie T. Gladstone, Chapter 7 Trustee

14 SPARBER RUDOLPH ANNEN

15
16 Date: 4-25-06

By: 
Gary B. Rudolph, Esq.
Attorney for Debtors Stuck

17
18 IT IS SO ORDERED.

19
20
21 DATED: MAY 3 2006

By: 
Judge, United States Bankruptcy Court

22
23
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25
26
27
28
3
In Re: Stuck, Case No. 05-06605-JM7; RS BDS-1
STIPULATION FOR RELIEF FROM AUTOMATIC STAY AND ORDER THEREON

SAMPSON & ASSOCIATES
ATTORNEYS AT LAW
215 FIRST AVENUE
SAN DIEGO, CALIFORNIA 92101
TELEPHONE (619) 591-1111 FACSIMILE (619) 591-1111

11. The Parties further stipulate and agree that this Stipulated Order shall have the same force and effect as a quit claim deed on the Pennsylvania Property, executed by the estate, for the benefit of Creditor AFS.

12. Creditor AFS further stipulates and agrees that upon entry of this Stipulated Order, the bankruptcy estate shall not incur any further obligations toward the Pennsylvania Property, including but not limited to, tax obligations and sale costs.

IT IS SO STIPULATED.

SAMPSON & ASSOCIATES

Date: 5-1-6

By: 

Bryan D. Sampson, Esq.
Attorney for Creditor Advanced Financial Services, Inc.

Date: 4-27-06

By: 

Leslie T. Gladstone, Chapter 7 Trustee

SPARBER RUDOLPH ANNEN

Date: _____

By: _____

Gary B. Rudolph, Esq.
Attorney for Debtors Stuck

IT IS SO ORDERED.

DATED: _____

By: _____

Judge, United States Bankruptcy Court

ATTACHMENT "A"

01331

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

NAME **ADVANCED FINANCIAL SERVICES OF CA., INC.**
 ADDRESS **8305 VICKERS STREET, SUITE 101**
 CITY **SAN DIEGO, CA 92111**

04-03-11 10:46STACEY 01 40146
 MISC WRIT \$23.50
 WRIT TAX \$0.50
 CNTY REC FEE \$2.00
 RCDX REC FEE \$3.00
 JCS/ATJ \$10.00
 CHK \$39.00

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

TITLE ORDER NO. ESCROW NO. APN NO.

This Deed of Trust, made this 14TH day of JANUARY, 2004

Between Robert B. Stuck, as Trustee, under Trust dated July 15, 1978, with Great Western Bank and Trust as Successor Trustee, herein called trustor,

Whose address is 1035 Firebaugh Place, Chula Vista, California 91913

CHELSEA SETTLEMENT AGENCY,

,herein called Trustee, and

ADVANCED FINANCIAL SERVICES OF CA., INC.

,herein called Beneficiary,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Snyder County, State of PA, described as:

SEE ATTACHED EXHIBIT "B"

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions herein to collect and apply such rents, issues and profits.

For the purpose of Securing: SEE ATTACHED EXHIBIT "A"

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violations of law to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

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(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof of the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plot thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary state that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "The person or persons legally entitled thereto "Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder. Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Robert B. Stuck
ROBERT B. STUCK, TRUSTEE

1035 FIREBAUGH PLACE

CHULA VISTA, CALIFORNIA 91913

NOTARY ACKNOWLEDGEMENT(S) FOR ALL SIGNATURES.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO } s.s.

On MARCH 5th, 2004, before me, MARIA ELENA TRUJILLO
(here insert name and title of the officer), personally appeared ROBERT B. STUCK,
personally known

to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature

Maria Elena Trujillo



State of Penna } as Recorded in the Recorder's Office in
Snyder County
and for said County, In Record Book No. 603
Page 518 This 11th Day of March A.D. 2004
Given under my hand and seal of office this day and year
above said.

Harvey J. Kreamer, Jr. Recorder



BK 603PG0518

EXHIBIT "A"

THE DEED OF TRUST IS FOR THE PURPOSE OF SECURING AND PLEDGING THIS PROPERTY AS ADDITIONAL COLLATERAL PURSUANT TO AN EQUIPMENT FINANCING ARRANGEMENT TO FINANCE EQUIPMENT TO BE PLACED ON THE PROPERTY OF TRUSTOR UNDER AN EQUIPMENT FINANCE DOCUMENT BETWEEN BOTTIGER ENTERPRISES DBA MEXOTIC FOODS (LESSEE), AND ADVANCED FINANCIAL SERVICES OF CALIFORNIA, INC. (LESSOR) DATED JANUARY 14, 2004, FOR LEASE # 7278 IN THE TOTAL AMOUNT OF \$ 142,425.40.

BK 603PG0519

EXHIBIT "B"

Property Legal Description:

All her right, title and interest in and to those two certain vacant woodland tracts situate in the Township of Middlecreek, County of Snyder and State of Pennsylvania, bounded and described as follows; Tract No. 1 - Beginning at a point, thence by land now or formerly of James Diemer South 15 1/2 degrees West 30 perches to a post; thence South 87 1/2 degrees East 18 perches to pine; thence South 13 1/4 degrees East 30 perches to black oak sapling; thence North 85 1/2 degrees 4.5 perches to the black oak sapling; thence South 58 degrees East 30 perches to post; thence by land now or formerly of Hackenburg North 54 1/2 degrees East 21.4 perches to a stake; thence by land now or formerly of John Aumiller North 58 1/2 degrees West 49 perches to the place of beginning, Containing 11 acres and 69 perches more or less.

Tract No. 2- Beginning at a post, thence by land now or formerly of Jacob Moors heirs North 1 1/2 degrees West 33 perches to a post; thence by land now or formerly of Jacob Eardly South 64 1/2 degrees East 47.7 perches to a post; thence South 22 degrees East 59 perches to a small pine; thence South 38 degrees East 26 perches to pine; thence by land now or formerly of J.P. Hackenburg South 54 degrees West 9.7 perches to stone; thence by land formerly of George A. Snyder, deceased North 37 1/2 degrees West 28 perches to a chestnut oak; thence by same and lands now or formerly of James Diemer North 50 1/2 degrees West 71 perches to the place of beginning, Containing 16 acres and 6 perches more or less.

Also known as Parcel # 19-10-033.

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