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THIS INDENTURE

MADE this 4th day of December, in the year two thousand one (2001).

BETWEEN C. HERBERT ZEAGER and MARGARET L. ZEAGER, husband and wife, of 155 Shady Hill Road, Watsontown, Montour County, Pennsylvania, GRANTORS and Parties of the First Part

AND

C. HERBERT ZEAGER, married person, of 155 Shady Hill Road, Watsontown, Montour County, Pennsylvania, GRANTEE and Party of the Second Part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR, 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 confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns:

ALL that certain land situate, lying and being in Limestone Township, Montour County, Pennsylvania, and more particularly bounded and described as follows:--

TRACT NO. 1: BEGINNING at a post on the public road on line of Northumberland and Montour Counties; thence by said road North twenty-two and three-fourths (22-3/4) degrees East, one hundred forty-nine (149) perches to a post; thence by land of S. A. Cotner, formerly of John Schuyler South eighty-four and one-fourth (84-1/4) degrees East, thirty-two and two-tenths (32.2) perches to a post; thence by land now or formerly of Mrs. T. B. Tyerman, South fourteen (14) degrees West one hundred sixty (160) perches to the post; thence by public road North sixty-seven and one-half (67-1/2 degrees West,

2-.

fifty-five (55) perches to the place of beginning. Containing forty-one (41) acres and ninety-four (94) perches, strict measure.

TRACT NO. 2: BOUNDED on the North by lands of D. W. Smith, thereafter Calvin W. Derr; on the East by lands formerly of George W. Derr, now Lloyd J. Shook; on the South by lands formerly of J. K. Shell and William McKee, now William M. Moore and Charles Swartz; on the West by lands formerly of William McKee and John F. Derr, now Charles Swartz and Harris Crispin, containing eighty-four (84) acres, more or less. On which are erected a large dwelling house, bank barn and other buildings.

EXCEPTING AND RESERVING out of Tract No. 2 a certain parcel or tract of land conveyed by the Grantors herein to J. Ellis Landis, Paul R. Landis and Clarence B. Zeager, Trustees for Beaver Run Mennonite Church, by Deed dated April 22, 1955, and recorded on September 6, 1955, in the Office of the Recorder of Deeds and Mortgages in Montour County at Danville, Pennsylvania, in Deed Book Vol. 65, page 427, bounded and described as follows, to wit:--

ON the North by lands of Paul Laidacker a distance of one hundred sixty-five (165) feet, between stakes; on the South by lands of Grantors, a distance of one hundred sixty-five (165) feet, between stakes; on the East by lands of Grantors a distance of four hundred sixty-five (465) feet, between stakes, and on the West by a public road, being County Line Road to California School House, a distance of four hundred sixty-five (465) feet between stakes. Containing seventy-six thousand seven hundred twenty-five (76,725) square feet or one (1) acre and one hundred twenty-two (122) perches of land.

ALSO EXCEPTING AND RESERVING all that certain piece, parcel and tract of land conveyed by the Grantors herein to Dale O. Smith and Nancy L. Smith, his wife, by Deed dated January 14, 1969, and recorded on January 14, 1969, in the Office of the Recorder of Deeds and Mortgages in Montour County, at Danville, Pennsylvania, in Deed Book Vol. 91, page 336, etc., bounded and described as follows, to wit:--

BEGINNING at an Elm on the East side of public road leading from Limestoneville to Schuyler and being the Northumberland and Montour County boundary line and corner of lands of Hoffman; thence along line of lands of Hoffman South seventy-nine (79) degrees East a distance of one hundred seventy-five (175) feet to an iron pin corner of other lands of Zeager; thence along line of other lands of Zeager South twenty-eight (28) degrees forty (40) minutes West a distance of two hundred sixty (260) feet to an iron pin corner of other lands of Zeager; thence along line of other lands of Zeager North seventy-

nine (79) degrees West a distance of one hundred seventy-five (175) feet to an iron pin on the East side of said public road; thence along said public road North twenty-eight (28) degrees forty (40) minutes East a distance of two hundred sixty (260) feet to the Elm, the place of beginning, and containing one (1) acre of land and all as is more fully shown by survey made by Howard Fetterolf, R. E., on November 11, 1968.

ALSO EXCEPTING AND RESERVING out of Tract No. 2 all that certain parcel or tract of land conveyed by C. Herbert Zeager and Margaret Zeager, his wife, to Community Mennonite Fellowship, Milton, PA, by Deed dated August 16, 1990, and recorded on August 24, 1990, in the Office of the Recorder of Deeds and Mortgages in Montour County at Danville, Pennsylvania, in Record Book 152, at Page 1609, bounded and described as follows, to wit:--

Tract No. 1

BEGINNING at a point in the center of Township Road 316, said point being the present northeast corner of land now or formerly of Beaver Run Mennonite Church, Inc., and the northwest corner of within described tract; thence along the center of Township Road 316, North 76° 28' East, a distance of 100.79 feet to a pk nail (set); thence through land of the Zeagers, South 9° 32' East, a distance of 106.3 feet to a point; thence by line of land of Beaver Run Mennonite Church, Inc., North 54° 54' West, a distance of 141.29 feet to the POINT OF BEGINNING.

CONTAINING a total area of 5,343 square feet.

Tract No. 2

BEGINNING at a point, said point being the northeast corner of the subject tract; thence through land of Zeager, the following three (3) courses and distances: South 9° 32' East, a distance of 41.27 feet to a point; thence South 76° 28' West, a distance of 364.98 feet to a point; thence North 54° 54' West, a distance of 54.86 feet to an iron pin (set); thence by line of Beaver Run Mennonite Church, Inc., North 76° 28' East, a distance of 404.12 feet, to the POINT OF BEGINNING.

BEING part of the same premises which Clarence B. Zeager and Ethel M. Zeager, his wife, by their deed dated February 7, 1969 and recorded in Montour County Deed Book 91, at Page 466, granted and conveyed unto C. Herbert Zeager and Margaret L. Zeager, his wife, the Grantors herein.

4.

**AND ALSO**

ALL that certain tract of land situate in Limestone Township, Montour County, Pennsylvania, bounded and described as follows:

**Tract A:**

BEGINNING at a point, said point being South 9° 32' East a distance of 106.30 feet from the northeast corner of land now or formerly of Community Mennonite Fellowship; thence by line of land of Zeager, South 54° 54' East a distance of 23.71 feet to a point; thence South 76° 28' West a distance of 16.91 feet to a point; thence by line of land of Community Mennonite Fellowship, North 9° 32' West a distance of 17.83 feet to the POINT OF BEGINNING.

CONTAINING 150 square feet.

**Tract B:**

BEGINNING at a p-k nail in Township Road 316, said nail being the northeast corner of land now or formerly of Paul W. Laidacker and the northwest corner of the subject property; thence through Township Road 316, North 76° 28' East a distance of 76.97 feet to a p-k nail (set); thence through land of Beaver Run Mennonite Church, Inc., (Community Mennonite Fellowship), the following two (2) courses and distances: South 13° 32' East a distance of 37.47 feet to an iron pin (set); thence South 54° 54' East a distance of 115.07 feet to an iron pin (set); thence by line of land of Zeager, South 76° 28' West a distance of 43.97 feet to a point; thence by line of land now or formerly of Paul W. Laidacker, North 54° 54' West a distance of 165.00 feet to the POINT OF BEGINNING.

CONTAINING 6062 square feet.

BEING Tract "B" on a survey by Larry J. Gearhart; survey dated May, 1990.

BEING the same premises which Community Mennonite Fellowship, Milton, PA, by its deed dated August 16, 1990 and recorded in Montour County Record Book 152, at Page 1605, granted and conveyed unto C. Herbert Zeager and Margaret Zeager, his wife, the Grantors herein.

UNDER AND SUBJECT, however, to all rights-of-way, easements, restrictions, covenants and other conditions of record.

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THE WITHIN CONVEYANCE IS FROM HUSBAND AND WIFE TO  
HUSBAND, BY VIRTUE OF WHICH RELATIONSHIP IT IS EXEMPT FROM  
ALL PENNSYLVANIA AND LOCAL REALTY TRANSFER TAXES.

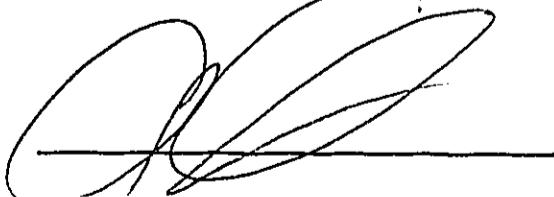
TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claims and demand 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, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever.

AND the said parties of the first part, for themselves and their heirs, executors and administrators, do by these presents, covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that they, the said parties of the first part, for themselves and their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said parties of the first part and their heirs and 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 him, her, them, or any of them, shall and will by these presents warrant and forever defend.

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

Signed, Sealed and Delivered  
in the presence of:

Sandra D Martin  


C. Herbert Zeager (SEAL)  
C. Herbert Zeager

Margaret Zeager (SEAL)  
Margaret Zeager  
I.

6-

COMMONWEALTH OF PENNSYLVANIA : : SS:  
COUNTY OF NORTHUMBERLAND : :

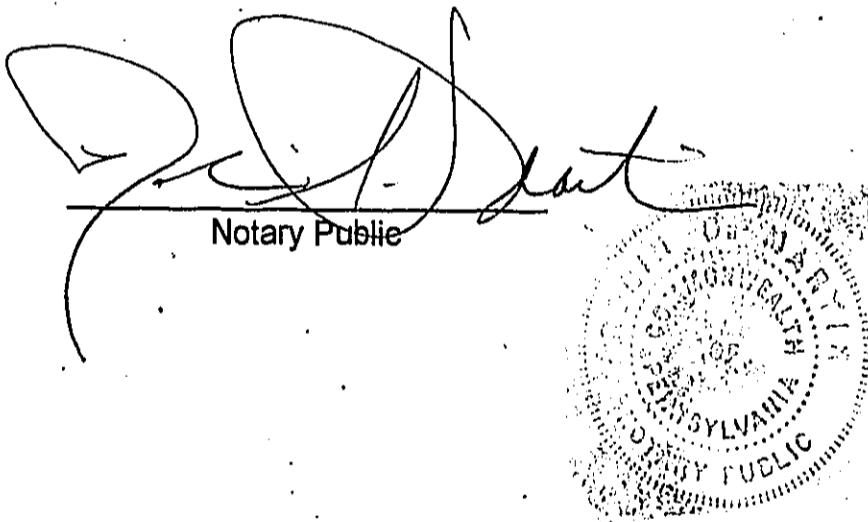
On this, the 6<sup>th</sup> day of December, 2001, before me, a notary public, the undersigned officer, personally appeared C. HERBERT ZEAGER, married person, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission Expires:

NOTARIAL SEAL  
ROBIN S MARTIN, Notary Public  
Milton Boro Northumberland County  
My Commission Expires May 2 2005

Notary Public



BK228 PG 1397

7-

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA : SS:

On this, the 4th day of December, 2001, before me, a notary public, the undersigned officer, personally appeared MARGARET/ZEAGER, married person, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission Expires: 6-12-2005

REC'D-REGISTER & RECORDER	50
PM 2	4.
01 DEC 12	NOTARIAL SEAL
PATRICIA CRAWFORD, Notary Public	
Town of Bloomsburg, Columbia County	
My Commission Expires June 12, 2005	
FEE	\$ 23.50
MONTGOMERY	

*Patricia Crawford*  
Notary Public

Recorded in the office for the recording of  
Deeds, etc., in and for Montour County in  
RECORD Book No. 228 at page 1392  
12th day of December A.D. 2001  
Witness my hand and seal of office  
*Patricia Crawford*  
Notary Public

I hereby certify that the correct addresses of the within named Grantee is:  
155 Shady Hill Road, Watsontown, PA 17777.

*John D. Hall*  
Attorney for Grantee

BK 228 PG 1398