

Prepared by: Lanchester Land Transfer LLC  
Return to: Lanchester Land Transfer LLC  
208 E. Locust Street, PO Box 80  
Oxford, PA 19363  
Parcel/UPI# F.13-0.00-085  
F.12-0.00-045  
Address: 7372 Chaneyville Road  
Clearville, PA 15535

**This Deed**, made the Thirtieth day of April, in the year Two Thousand Twenty (2020);

**Between** Hope Family Limited Partnership, a Maryland Limited Partnership, hereinafter referred to as the "Grantor"

A  
N  
D

Nelson H. Horst and Lucy Z. Horst, husband and wife, hereinafter referred to as the "Grantees".

**PREMISES A**

ALL that certain piece, parcel, or tract of land lying and being situate in the Township of Monroe, County of Bedford, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at post, thence South  $23\frac{1}{4}$  degrees West 132 perches to pine stump; thence South  $37\frac{1}{2}$  degrees West 40 perches to post; thence by lands of Leonard Nycum heirs, North 69 degrees West 193 perches to post; thence North 34 degrees East 57 perches to stone; thence North  $57\frac{1}{2}$  degrees West 66 perches; thence North 36 degrees East 62 perches; thence South 55 degrees East 4 perches; thence North  $32\frac{1}{2}$  degrees East 99 perches to post; thence South  $56\frac{1}{4}$  degrees East 57 perches to post; thence South 34 degrees West 38 perches to chestnut oak;

thence South 67 degrees East 167 perches to place of BEGINNING.

EXCEPTING .74 acre conveyed to John A. Barkman and Johnie D. Barkman, et ux. on January 22, 1957 recorded in the Office of the Recorder of Deeds in Deed Book 260, page 49.

The within parcel is also described in accordance with Plat of Survey for Nelson R. Raines, Sr. and Faye A. Raines dated November 26, 2004, a copy of which is attached to Record Book 1055, Page 754, as follows:

BEGINNING at PK nail located in the center of State Route 05016 between Chaneyville and Clearville; thence along said line of S.R. 05016 North 55 degrees 53 minutes 51 seconds East a distance of 356.63 feet to a PK nail; thence North 54 degrees 23 minutes 26 seconds West along line of lands now or formerly of Richard L. Adams a distance of 238.27 feet to an iron pin; thence North 40 degrees 15 minutes 24 seconds East a distance of 712.13 feet to a corner; thence South 50 degrees 44 minutes 37 seconds East a distance of 66 feet to an iron pin; thence North 39 degrees 18 minutes 38 seconds East along line of lands now or formerly of Frank R. Barkman a distance of 1633.50 feet to an iron pin; thence South 53 degrees 34 minutes 07 seconds East a distance of 940.50 feet to an iron pin set along the westerly side of S.R. 05016; thence crossing S.R. 05016 South 36 degrees 58 minutes 48 seconds West a distance of 660.25 feet to a corner; thence South 62 degrees 01 minutes 12 seconds East along line of lands now or formerly of Herbert A. Morrall and along line of lands now or formerly of David A. Morrall a distance of 2832.84 feet to a corner; thence South 28 degrees 13 minutes 28 seconds West along line of lands now or formerly of David A. Morrall and along line of lands now or formerly of Montie W. Barkman a distance of 2217.21 feet to an iron pin; thence South 43 degrees 05 minutes 00 seconds West along line of lands now or formerly of Montie W. Barkman a distance of 668.00 feet to an iron pin; thence North 63 degrees 53 minutes 00 seconds West a distance of 490.00 feet to an iron pin; thence North 64 degrees 12 minutes 53 seconds West a distance of 2726.00 feet along line of lands now or formerly of Clyde V. Ream to an iron pin; thence North 39 degrees 11 minutes 52 seconds East a distance of 1021.00 feet to a stone pile; thence North 53 degrees 28 minutes 10 seconds West a distance of 939.58 feet to a PK nail located in the center of State Route 05016, the point and place of beginning.

EXCEPTING .74 acre conveyed to John A. Barkman and Johnie D. Barkman, et ux. on January 22, 1957 recorded in the Office of the Recorder of Deeds in Deed Book 260, page 49.

TAX MAP NO. F.13-0.00-085

BEING the same premises which Nelson Russell Raines and Faye Alma Raines, husband and wife, by Deed dated 02/03/2005 and recorded 02/04/2005 in the Office of the Recorder of Deeds in and for the County of Bedford in Record Book 1055, Page 754, granted and conveyed unto Hope Family Limited Partnership.

PREMISES B

ALL that certain piece, parcel or tract of land situate in Monroe Township, Bedford County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a nail on the center line of public highway Route No. 05016, thence in said

highway, North 58 degrees 36 minutes East 50 feet to a point; thence North 68 degrees 34 minutes East 50 feet to a point; thence North 78 degrees 9 minutes East 50 feet to a point; thence North 89 degrees 5 minutes East 50 feet to a point; thence South 81 degrees 38 minutes East 100 feet to a point; thence South 85 degrees 6 minutes East 50 feet to a point in the center line of said highway; thence along other lands of the Grantors, John A. Barkman and Johnie D. Barkman, South 30 degrees 12 minutes West 81.7 feet to an iron pipe; thence South 37 degrees 5 minutes West 104.4 feet to an iron pipe; thence North 63 degrees 15 minutes West 260.65 feet to a nail on the center line of the aforesaid public highway, the place of BEGINNING. According to a survey of Harry W. Cunard, Registered Surveyor, dated January 16, 1957.

TAX MAP NOS. F.12-0.00-045

BEING the same premises which Bruce Koontz, Executor of the Estate of Clara M. Barkman, a/k/a Clara Barkman, deceased, by Deed dated 11/04/2008 and recorded 11/05/2008 in the Office of the Recorder of Deeds in and for the County of Bedford in Record Book 1256, Page 360, granted and conveyed unto Hope Family Limited Partnership.