



## **ALICIA A. SEIGLER**

1 North Main Street,  
P.O. Box 68, Courthouse,  
Mifflintown, PA 17059

**Juniata County Register & Recorder  
Clerk of Orphan's Court**

PHONE: (717) 436-7709  
FAX: (717) 436-7756

**Instrument Number - 201502509**

**Recorded On 7/15/2015 At 10:37:03 AM**

**\* Total Pages - 7**

**\* Instrument Type - DEED**

**Invoice Number - 17908 User - KSR**

**\* Grantor - FRONK, LAWRENCE E**

**\* Grantee - FRONK, GARY L**

**\* Customer - ANDREW L WINDER ESQ**

**\* FEES**

|                          |          |
|--------------------------|----------|
| STATE TRANSFER TAX       | \$177.21 |
| STATE WRIT TAX           | \$0.50   |
| JCS/ATC/CJEA             | \$35.50  |
| RECORDING FEES -         | \$16.50  |
| RECORDER OF DEEDS        |          |
| RECORDER OF DEEDS IMP    | \$3.00   |
| FUND                     |          |
| COUNTY IMPROVEMENT FUND  | \$2.00   |
| STATEMENT OF VALUE FEE - | \$2.00   |
| RECORDER OF DEEDS        |          |
| JUNIATA COUNTYSCHOOL     | \$88.61  |
| DISTRICT REALTY TAX      |          |
| FAYETTE TOWNSHIP REALTY  | \$88.60  |
| TAX                      |          |
| TOTAL PAID               | \$413.92 |

**This is a certification page**

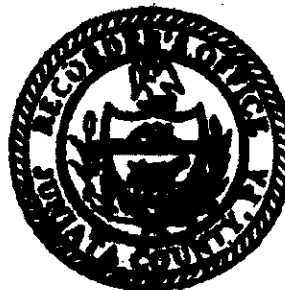
**DO NOT DETACH**

**This page is now part  
of this legal document.**

**RETURN DOCUMENT TO:**

**ANDREW L WINDER ESQ  
25 NORTH MAIN STREET  
PO BOX 149  
MIFFLINTOWN, PA 17059**

**I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Juniata County, Pennsylvania**



*Alicia A. Seigler*  
**Alicia A. Seigler  
Recorder of Deeds**

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

# *This Deed*

Made this 15<sup>th</sup> day of July in the year of our Lord two thousand fifteen (2015),

*By and Between*, LAWRENCE E. FRONK, married, of Fayette Township, Juniata County, Pennsylvania; WILLIAM H. FRONK, of Fayette Township, Juniata County, Pennsylvania; KENNETH W. FRONK, of Mechanicsburg, Cumberland County, Pennsylvania; and TRACEY L. WILSON, formerly known as TRACEY L. FRONK, of Mechanicsburg, Cumberland County, Pennsylvania, herein Grantors,

*and*

GARY L. FRONK and CRYSTAL J. FRONK, husband and wife, of Fayette Township, Juniata County, Pennsylvania, herein Grantees,

*Witnesseth* that for and in consideration of One and 00/100 (\$1.00) dollar, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant and convey unto the Grantees, their heirs and assigns, as tenants by the entirety with the express right of survivorship

**ALL THAT CERTAIN** parcel of land, situate in Fayette Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a mag nail set in the centerline of Van Ormer Road, Township Road T-539, thence along lands of Gary L. Fronk South one (1) degree five (5) minutes three (3) seconds East four hundred ninety-seven and thirty-seven hundredths (497.37) feet to a set iron pin; thence along lands of Steve D. Ehrenzeller South seventy-three (73) degrees forty-two (42) minutes fifteen (15) seconds West one thousand three hundred ninety-two and thirty hundredths (1,392.30) feet to a found iron pin; thence along lands of Mark Peters North four (4) degrees zero (00) minutes forty-four (44) seconds West through a found iron pin two hundred seventy-eight and fifty-seven hundredths (278.57) feet to a point on the centerline of Van Ormer Road; thence along said centerline of Van Ormer Road the following three (3) courses and distances: North seventy-seven (77) degrees nineteen (19) minutes fifty-seven (57) seconds East three hundred thirty-two and sixteen hundredths (332.16) feet to a point; thence North sixty-three (63) degrees twenty-five (25) minutes twelve (12) seconds East two hundred ninety and fifty-three hundredths (290.53) feet to a point; thence North sixty-one (61) degrees fifty-four (54) minutes fifty-four (54) seconds East one hundred fifty-five and nineteen hundredths (155.19) feet to a point; thence along other lands of Lawrence Fronk,

ANDREW L. WINDER  
ATTORNEY AT LAW  
25 North Main Street  
P.O. Box 149  
Mifflintown, PA  
17059  
—  
(717) 436-8799  
(717) 436-8791 Fax

William Fronk, Kenneth Fronk and Tracey Wilson North twenty-eight (28) degrees seven (7) minutes fifty-eight (58) seconds West seven hundred eighty-seven and seventy hundredths (787.70) feet to a found stone; thence along lands of Michael Schrack the following two (2) courses and distances: North seventy-four (74) degrees twenty-five (25) minutes fifty (50) seconds East three hundred nineteen and sixty-seven hundredths (319.67) feet to a found stone; thence North seventy-three (73) degrees twelve (12) minutes eleven (11) seconds East seven hundred sixteen and fifty-seven hundredths (716.57) feet to a found iron pin; thence along lands now or formerly of Wilmer D. Graybill South zero (00) degrees sixteen (16) minutes twenty-three (23) seconds East six hundred fifty-three and thirty-five hundredths (653.35) feet through a found axle to a mag nail set in the centerline of Van Ormer Road, the place of BEGINNING

**CONTAINING** twenty-four and thirty-six hundredths (24.36) acres, net of public right-of-way area, and being shown as Lot 1 on a May 1, 2015, subdivision plan prepared by Axis Professional Surveying (Chad A. Smith, R.P.L.S.), approved June 10, 2015, by Fayette Township, and a true copy of which is recorded in Juniata County Instrument No. 201502235.

**BEING** part of the same premises which Lawrence E. Fronk and Nancy J. Fronk, husband and wife, by their deed dated October 4, 1973, and recorded October 17, 1973, in the Office of the Recorder of Deeds of and for Juniata County, at Mifflintown, Pennsylvania, in Deed Book 113, at Page 237 et seq., granted and conveyed unto William H. Fronk, individually and as guardian for Tracey Lee Fronk and Kenneth Warren Fronk, who were then minors. The same deed reserved a life estate for Martha L. Fronk, who died January 29, 1995, and a life estate for Lawrence E. Fronk, who joins in this deed. Tracey Lee Fronk is now known as Tracey L. Wilson and she is an adult. Kenneth Warren Fronk and Kenneth W. Fronk are the same person and he is an adult.

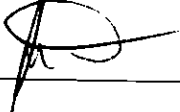

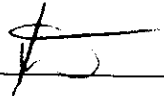
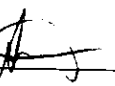
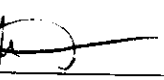
William H. Fronk is the father of Gary L. Fronk, and therefore the one-third (1/3) interest being conveyed from William to Gary by this deed is exempt from realty transfer taxes pursuant to the provisions of 61 Pa. Code §91.193 (b)(6).

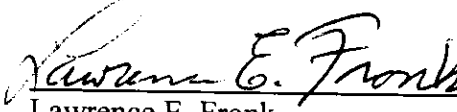
The Grantors do hereby certify that no hazardous waste, within the meaning of the Solid Waste Management Act, Act 97 of 1980, is presently being disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge in or upon the premises herein being conveyed.


*And* the said Grantors do hereby covenant and agree that they shall warrant **SPECIALLY** the premises hereby conveyed.

*IN WITNESS WHEREOF*, the Grantors have hereunto set their hands and seals the day and year first set forth above.

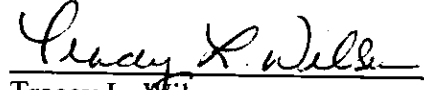
*WITNESS:*

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

 (SEAL)  
Lawrence E. Fronk

 (SEAL)  
William H. Fronk

 (SEAL)  
Kenneth W. Fronk

 (SEAL)  
Tracey L. Wilson

 (SEAL)  
Tracey L. Fronk

COMMONWEALTH OF PENNSYLVANIA


COUNTY OF JUNIATA

:  
:  
: ss.  
:

On This, the 15<sup>th</sup> day of July, 2015, before me, the undersigned officer, personally appeared **LAWRENCE E. FRONK**, married, 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 purposes therein contained.

*In Witness Whereof*, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA  
**NOTARIAL SEAL**  
Andrew L. Winder, Notary Public  
City of Mifflintown, Juniata County  
My Commission Expires: October 31, 2017

 (SEAL)  
Notary Public  
My commission expires:

COMMONWEALTH OF PENNSYLVANIA

:

COUNTY OF JUNIATA

: ss.

:


On This, the 15<sup>th</sup> day of July, 2015, before me, the undersigned officer, personally appeared **WILLIAM H. FRONK** 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 purposes therein contained.

*In Witness Whereof*, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

**NOTARIAL SEAL**

Andrew L. Winder, Notary Public  
City of Mifflintown, Juniata County  
My Commission Expires: October 31, 2017



(SEAL)

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA

:

COUNTY OF JUNIATA

: ss.

:

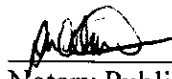
On This, the 15<sup>th</sup> day of July, 2015, before me, the undersigned officer, personally appeared **KENNETH W. FRONK** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

*In Witness Whereof*, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

**NOTARIAL SEAL**

Andrew L. Winder, Notary Public  
City of Mifflintown, Juniata County  
My Commission Expires: October 31, 2017



(SEAL)

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF JUNIATA :

ss.

On This, the 15<sup>th</sup> day of July, 2015, before me, the undersigned officer, personally appeared TRACEY L. WILSON, formerly known as TRACEY L. FRONK, married, 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 purposes therein contained.

*In Witness Whereof*, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

**NOTARIAL SEAL**

Andrew L. Winder, Notary Public  
City of Mifflintown, Juniata County  
My Commission Expires: October 31, 2017



(SEAL)

Notary Public

My commission expires:

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence and complete post office address of the within named Grantees is: Fayette Township, Juniata County, Pennsylvania

P.O. Address: 38 Lake Road, Thompsontown PA 17094

7/15/15

Date



Andrew L. Winder, Esquire  
Attorney for Grantees

**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 177.21  
Book Number 201502509  
Page Number  
Date Recorded 7/15/15

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

|                 |                                  |      |             |                   |              |
|-----------------|----------------------------------|------|-------------|-------------------|--------------|
| Name            | Andrew L. Winder Esquire         |      |             | Telephone Number: | 717-436-8799 |
| Mailing Address | 25 North Main Street, PO Box 149 | City | Mifflintown | State             | PA           |
|                 |                                  |      |             | ZIP Code          | 17059        |

### B. TRANSFER DATA

|                                |                              |                   |       |                      |                                   |
|--------------------------------|------------------------------|-------------------|-------|----------------------|-----------------------------------|
| Date of Acceptance of Document | / /                          |                   |       |                      |                                   |
| Grantor(s)/Lessor(s)           | Lawrence E. Fronk and others | Telephone Number: |       | Grantee(s)/Lessee(s) | Gary L. and Crystal J. Fronk, h/w |
| Mailing Address                | 435 Foundry Roac             |                   |       | Mailing Address      | 38 Lake Road                      |
| City                           | McAlisterville               | State             | PA    | City                 | Thompsontown                      |
|                                |                              | ZIP Code          | 17049 |                      |                                   |
|                                |                              |                   |       | State                | PA                                |
|                                |                              |                   |       | ZIP Code             | 17094                             |

### C. REAL ESTATE LOCATION

|                |  |                 |                         |                   |                   |
|----------------|--|-----------------|-------------------------|-------------------|-------------------|
| Street Address | Van Ormer Road, McAlisterville, PA 17049 |                 | City, Township, Borough | Fayette           |                   |
| County         | Juniata                                  | School District | Juniata County          | Tax Parcel Number | 3-16-48 (part of) |

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

|                              |                              |                        |
|------------------------------|------------------------------|------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration       | 3. Total Consideration |
| 1.00                         | + 0.00                       | = 1.00                 |
| 4. County Assessed Value     | 5. Common Level Ratio Factor | 6. Fair Market Value   |
| 4,490.00                     | X 5.92                       | = 26,580.80            |

### E. EXEMPTION DATA - Refer to instructions for exemption status.

|                                 |   |   |
|---------------------------------|---|---|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| \$ 8,860.27                     | 100.00 %  | 100.00 %                                      |

### 2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement 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

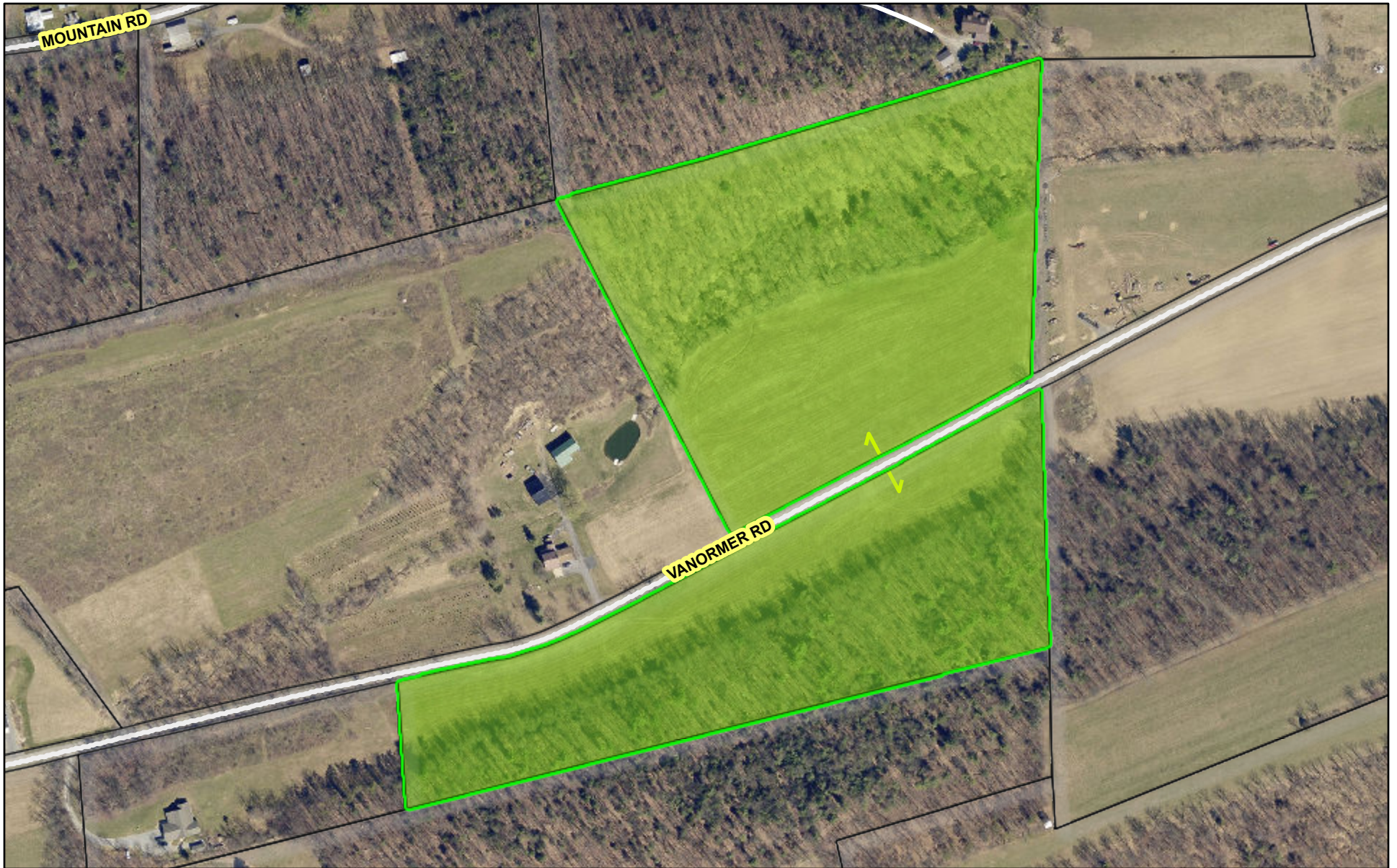
Date

7/15/15



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



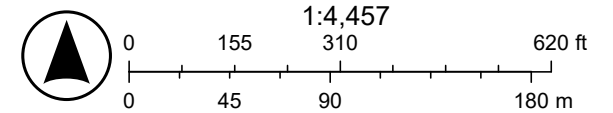
# Juniata County



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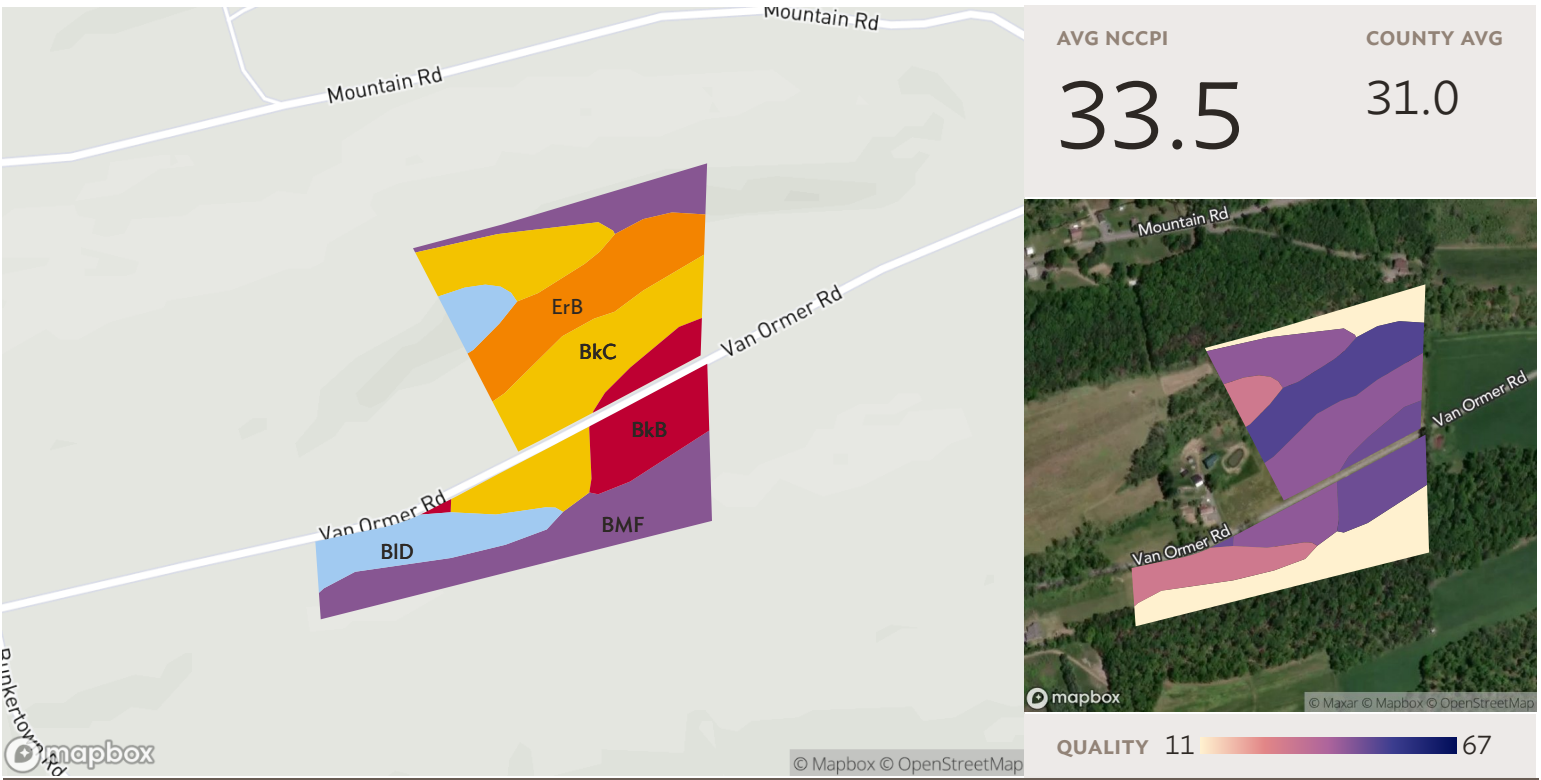
 County Boundary  
 Parcel Hooks

Roads Municipalities  
 FAYETTE





2 fields, 24 acres in Juniata County, PA



All fields

Source: NRCS Soil Survey

24 ac.

| SOIL CODE | SOIL DESCRIPTION   | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| BkC       | Berks channery silt loam, 8 to 15 percent slopes           | 7.80  | 32.5%               | 3          | 42.7  |
| BMF       | Berks-Weikert association, steep                           | 6.23  | 26.0%               | 7          | 7.0   |
| ErB       | Ernest silt loam, 2 to 8 percent slopes                    | 3.79  | 15.8%               | 2          | 50.2  |
| BID       | Berks-Weikert channery silt loams, 15 to 25 percent slopes | 3.15  | 13.1%               | 6          | 30.1  |
| BkB       | Berks channery silt loam, 3 to 8 percent slopes            | 3.03  | 12.6%               | 2          | 46.9  |
|           |  | 24.00 |                     |            | 33.5  |

2 fields, 24 acres in Juniata County, PA



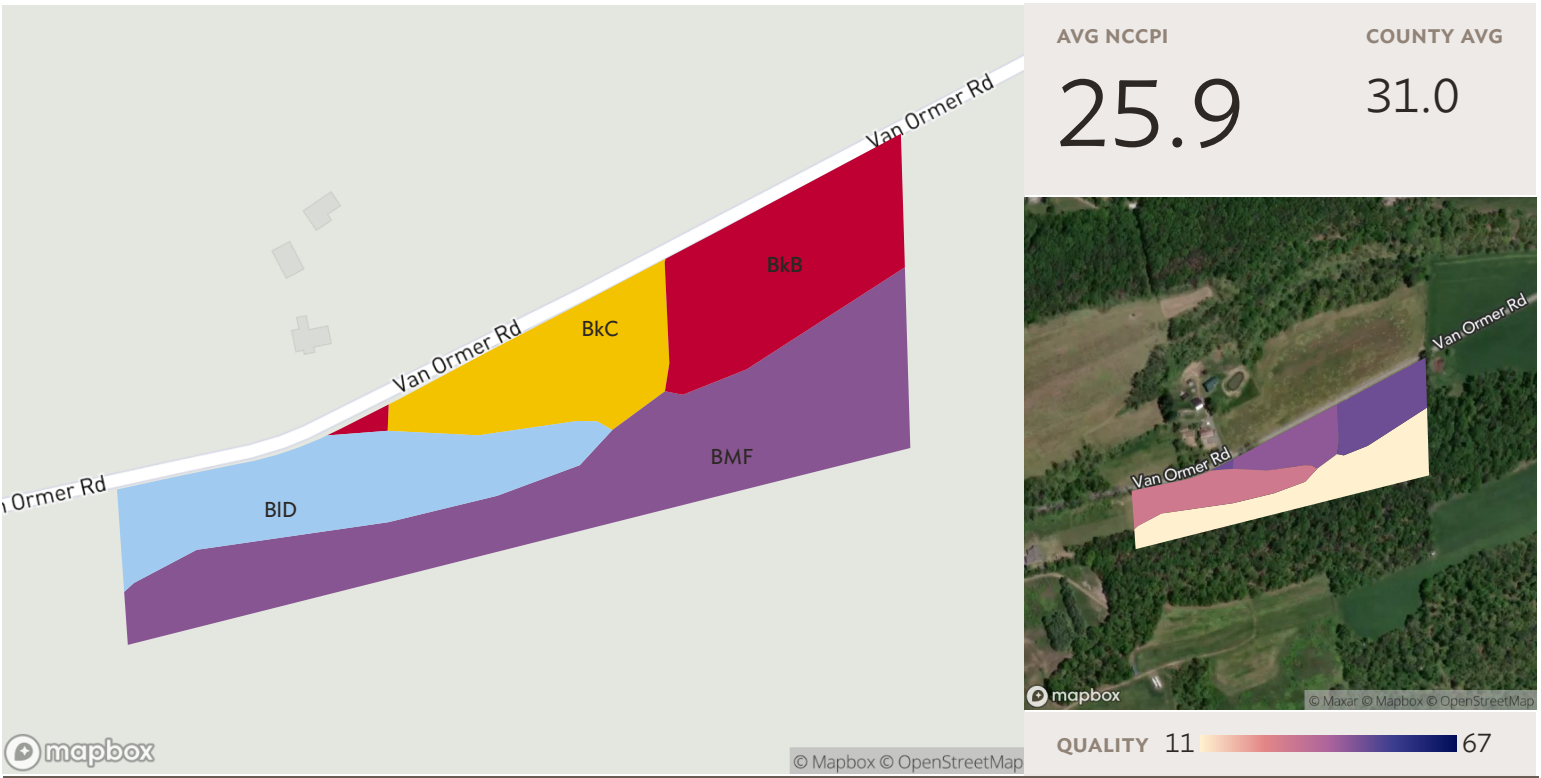
Field 1

13 ac.

Source: NRCS Soil Survey

| SOIL CODE | SOIL DESCRIPTION   | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| BkC       | Berks channery silt loam, 8 to 15 percent slopes           | 6.12  | 46.5%               | 3          | 42.7  |
| ErB       | Ernest silt loam, 2 to 8 percent slopes                    | 3.79  | 28.8%               | 2          | 50.2  |
| BMF       | Berks-Weikert association, steep                           | 1.69  | 12.9%               | 7          | 7.0   |
| BID       | Berks-Weikert channery silt loams, 15 to 25 percent slopes | 0.78  | 6.0%                | 6          | 30.1  |
| BkB       | Berks channery silt loam, 3 to 8 percent slopes            | 0.78  | 5.9%                | 2          | 46.9  |
| 13.16     |  |       |                     |            | 39.8  |

2 fields, 24 acres in Juniata County, PA



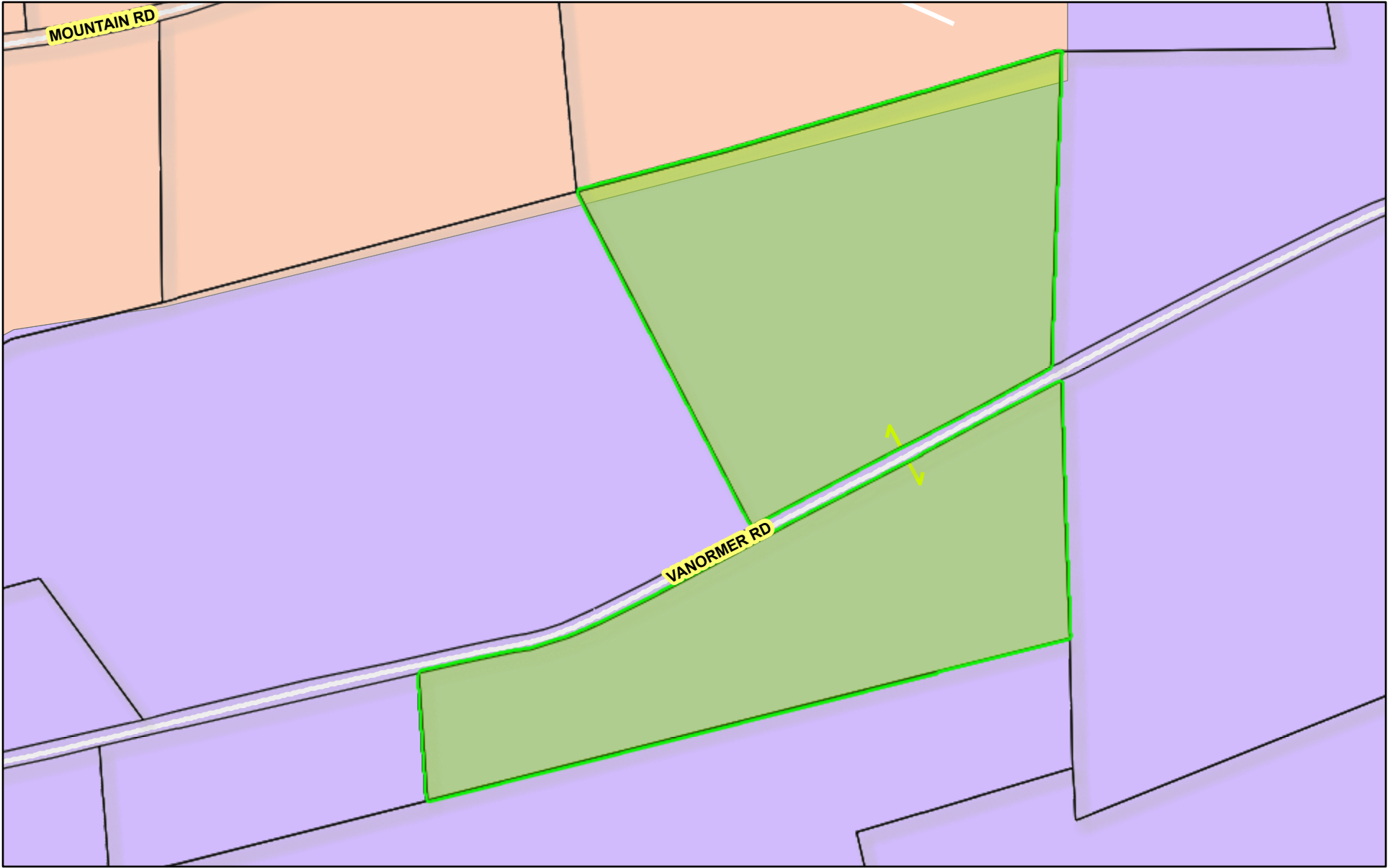
Field 2

Source: NRCS Soil Survey









11 ac.

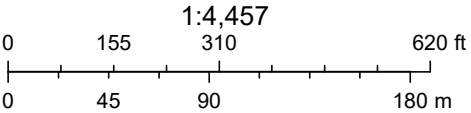
| SOIL CODE | SOIL DESCRIPTION   | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| BMF       | Berks-Weikert association, steep                           | 4.54  | 41.9%               | 7          | 7.0   |
| BID       | Berks-Weikert channery silt loams, 15 to 25 percent slopes | 2.37  | 21.8%               | 6          | 30.1  |
| BkB       | Berks channery silt loam, 3 to 8 percent slopes            | 2.25  | 20.8%               | 2          | 46.9  |
| BkC       | Berks channery silt loam, 8 to 15 percent slopes           | 1.68  | 15.5%               | 3          | 42.7  |
|           |  | 10.84 |                     |            | 25.9  |

# Juniata County

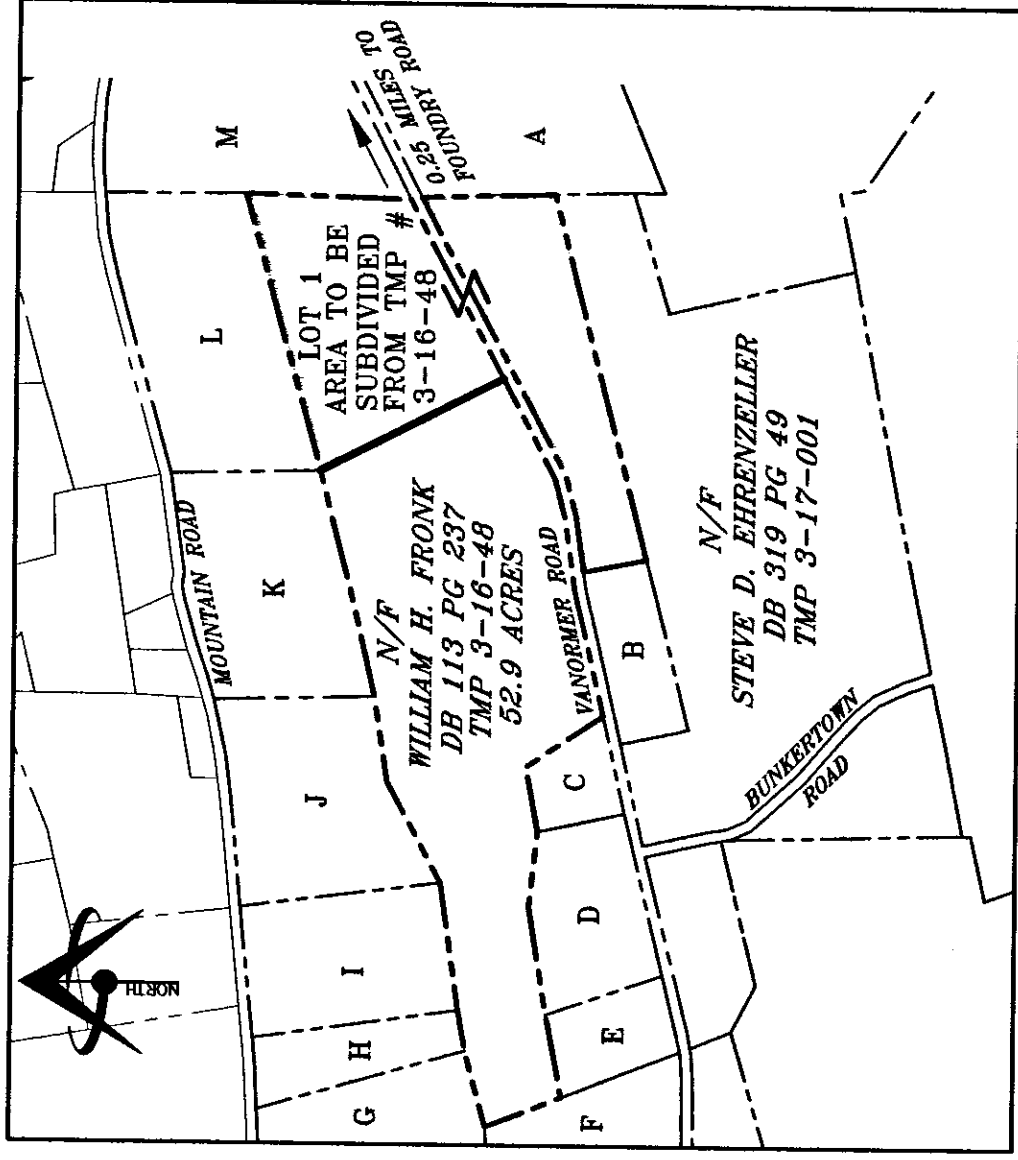


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- |  |                 |   |                |   |                |
|--|-----------------|---|----------------|---|----------------|
|  | County Boundary |  | Roads          |  | Forest         |
|  | Parcel Hooks    |  | Fayette Zoning |  | Municipalities |
|  |                 |  | Agriculture    |  | FAYETTE        |

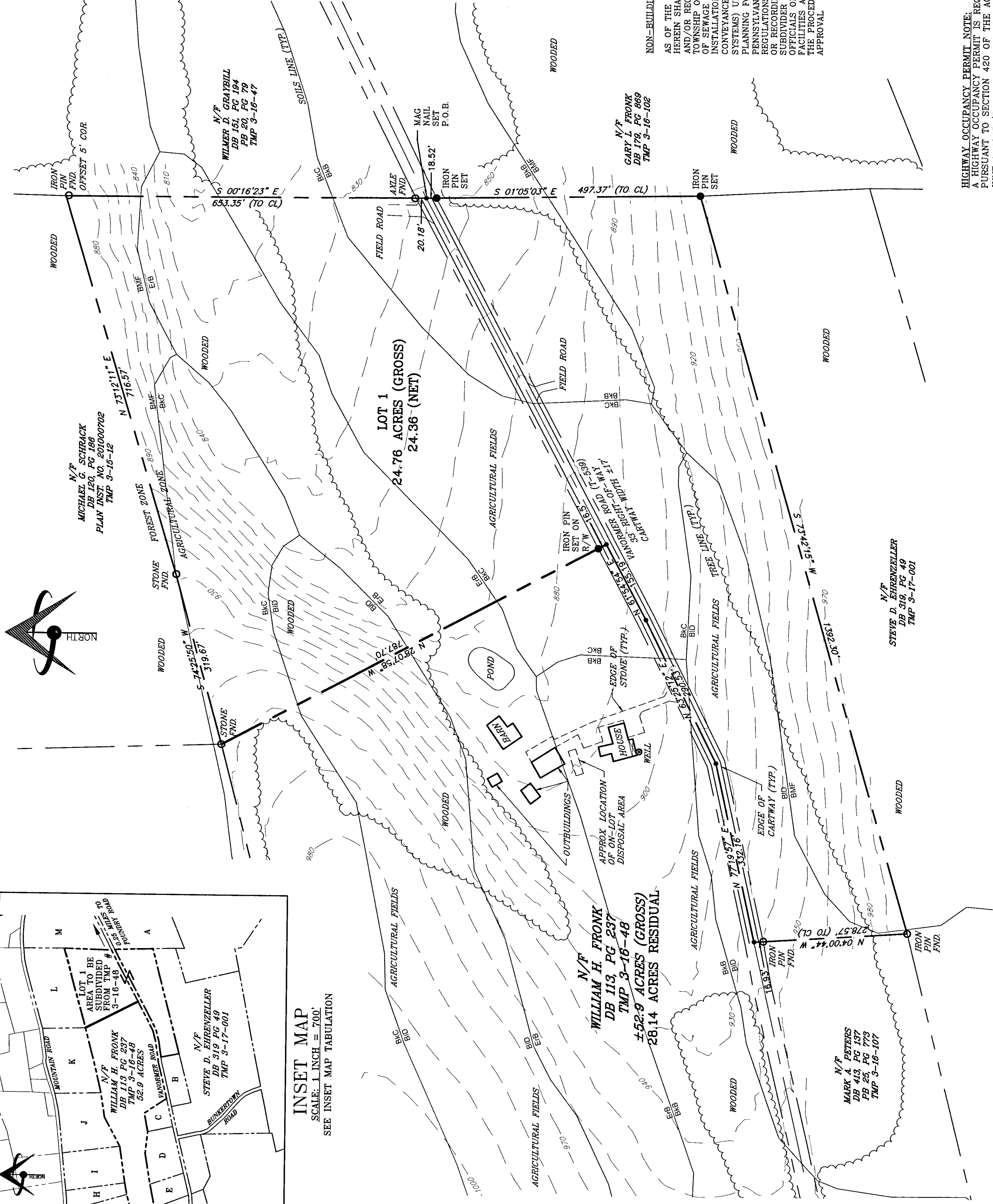






INSET MAP

SCALE: 1 INCH = 700'  
SEE INSET MAP TABULATION



FINAL SUBDIVISION PLAN



- HAVER REQUESTS:
1. SHOW ALL EXISTING FEATURES WITHIN 200' OF SUBJECT TRACT (402.3)
  2. PROVIDE CONCRETE MONUMENTS AT STREET RIGHT OF WAY (402.4.12)
  3. DIMENSIONS FOR E-100 TRACT BOUNDARY (402.4.12)
  4. BUILDING SETBACKS (402.4.7)
  5. PROVIDE A STORMWATER MANAGEMENT REPORT (402.5.2)
  6. PROVIDE CONTOURS AT A MINIMUM INTERVAL OF 5 FEET (402.3.1)
  7. DELINEATE WETLANDS (612)

EARTH DISTURBANCE NOTE FOR FUTURE DEVELOPMENT:  
ACCORDING TO CHAPTER 102.5 OF THE PENNSYLVANIA CODE, ANY EARTH DISTURBANCE OVER 5,000 SQUARE FEET REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT SEDIMENT POLLUTION ON SITE (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.4(b)(2)(i) AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).

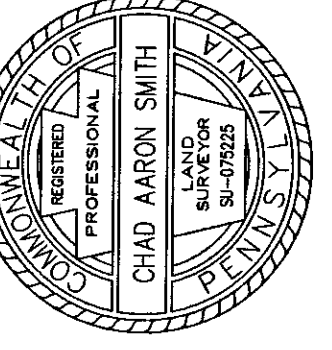
- GENERAL NOTES:
1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS BASED ON UTILITY PLANS, MARKINGS AND ABOVE GROUND FEATURES. NO EASEMENTS WERE FOUND FOR THE EXISTING UTILITIES.
  2. NORTH ROTATION IS BASED ON GRID NORTH.
  3. NAD 83 COORDINATES EXIST PRIOR TO THIS SUBDIVISION PLAN.
  4. TOPOGRAPHY INFORMATION FROM WWW.PASDA.PSU.EDU TILE #49002100 AND #49002110 & SUPPLEMENTED WITH FIELD DATA.
  5. SOILS INFORMATION IS BASED ON U.S.D.A SOILS MAPPING.
  6. BY GRAPHIC PLOTTING ONLY. TAX MAP PARCEL 03-16-46 IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA. - FIRM 42067C0065C EFF. DATE 07/02/2012.
  7. TAX PARCEL NUMBER 03-16-46 HAS EXISTING LOT SEWER AND WATER.
  8. PLANS REFERENCED: PB 22, PAGE 110; INST. NO. 201200713; INST. NO. 201500487.
  9. THE EXISTING FARM POND AS SHOWN IS IDENTIFIED AS FRESHWATER POND WETLAND (PUBHh) BY THE NATIONAL WETLANDS INVENTORY MAPPINGS FOR THE SUBJECT PROPERTY.
  10. THE INSET MAP IS A GRAPHICAL REPRESENTATION OF THE PARENT TRACT AND SURROUNDING PROPERTIES BASED ON DEED PLOTS AND TAX MAP INFORMATION.
  11. NO EARTH DISTURBANCE, ADDITIONAL IMPERVIOUS AREAS OR DRIVEWAYS ARE PROPOSED BY THIS PLAN.

| TITLE SOURCE                    | OWNER    | BOOK | PAGE |
|---------------------------------|----------|------|------|
| DATE: MAY 1, 2015               | W. FRONK | 113  | 237  |
| DRAWN BY: BEM                   |          |      |      |
| CHECKED BY: CAS                 |          |      |      |
| PROJECT NO: 15110               |          |      |      |
| DRAWING NO. SHEET #1 OF 1       |          |      |      |
| REVISION DATE(S):               |          |      |      |
| MAY 11, 2015 - ICPD COMMENTS    |          |      |      |
| JUNE 8, 2015 - TWP ENG COMMENTS |          |      |      |
| BUILDING SETBACKS               |          |      |      |
| FRONT: 35'                      |          |      |      |
| REAR: 35'                       |          |      |      |
| SIDE: 10'                       |          |      |      |
| MIN. LOT SIZE: 1 ACRE           |          |      |      |
| MIN. LOT WIDTH: 150'            |          |      |      |

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS,  
IN AND FOR JUNATA COUNTY, PENNSYLVANIA,  
IN INSTRUMENT NO. 201502235, THIS 23rd

DAY OF JUNE, 2015, QUINCY A. SEIGER

ALMA A. SEIGER  
Notary Public  
My Commission Expires  
1st Monday of Jan 2018



MUNICIPALITY:  
FAYETTE TOWNSHIP

SUBDIVISION PLAN  
WILLIAM H. FRONK

COUNTY:  
JUNIATA

PREPARED FOR:  
WILLIAM H. FRONK  
435 FOUNDRY ROAD  
MCALISTERVILLE, PA 17059  
PHONE: 717-436-0283  
PHONE: 717-463-2779



CHAD A. SMITH P.L.S.

BOOK 179 PAGE 869

# This Deed,

ENTERED FOR RECORD  
IN JUNIATA COUNTY  
Oct 1 1993  
at 10:46 1 M  
Taxes & Fees \$ 1100.00  
13.50

93-2865

MADE THIS 1st day of October in the year of our Lord one thousand nine hundred and ninety-three (1993),

BETWEEN MICHAEL J. PICCUTA, M.D., of the  
City and County of Philadelphia, Commonwealth  
of Pennsylvania, Grantor,

and

GARY L. FRONK & CRYSTAL J. FRONK, husband  
and wife, of RR 1, Box 129, Thompsontown,  
County of Juniata, Commonwealth of  
Pennsylvania, Grantees,

WITNESSETH, that in consideration of One Hundred Ten Thousand and 00/100 Dollars, (\$110,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entireties with the right of survivorship, their heirs and assigns,

ALL THOSE TWO (2) CERTAIN tracts of land situate in Fayette Township, Juniata County, Pennsylvania, being bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a post at the public road thence along said road North thirty (30) degrees West ten (10) perches to a post; thence by lands now or formerly of Jonas Varner North sixty-six (66) degrees East forty-five (45) perches to a cherry tree; thence by lands now or formerly of Claude F. Ritchey South thirty-two (32) degrees East thirty-five and five-tenths (35.5) perches to a post; thence by land now or formerly of Paul Apple South ten (10) degrees East seventeen and eight-tenths (17.8) perches to a post; thence by lands now or formerly of Mary J. Hunt South eighty-three (83) degrees West twenty-nine (29) perches to a post; thence South twelve (12) degrees eighteen (18) perches to a post; thence South twenty-five (25) degrees East twelve (12) perches to a black oak; thence South seventy-two (72) degrees West fifteen (15) perches to a post in road; thence along said road North twenty (20) degrees West thirty-nine (39) perches to a post; thence by Tract No. 2 herein described South seventy-two (72) degrees West nineteen (19) perches to a post; thence South five (5) degrees East forty (40) perches to a rock oak; thence by land now or formerly of Isaac Jamison heirs South seventy-two (72) degrees West eighty (80) perches to a post; thence by land now or formerly of Stuck and lands now or formerly of Charles Schell North three (3) degrees East fifty-seven (57) perches to a public road; thence along said public road North seventy (70) degrees East thirty-five (35) perches to the place of BEGINNING.



CONTAINING forty-eight (48) acres and twenty (20) perches, more or less.

RESERVING AND EXCEPTING out of this tract, however, the tract of two (2) acres and thirteen (13) perches of land which Lee R. Amey and Mary V. Amey, his wife, by their deed dated March 8, 1937, and recorded in Juniata County Deed Book Volume 66 at Page 55 & c., granted and conveyed to Charles Amey and Pauline Amey, his wife.

TRACT NO. 2: Situate in Fayette Township, Juniata County, Pennsylvania, adjoining Tract No. 1, hereinabove described, bounded on the East by a public road; on the North and West by Tract No. 1 hereinabove described; and, on the South by lands now or formerly of Charles Amey.

CONTAINING two (2) acres, more or less.

BEING THE SAME two (2) premises which Robert J. Campbell and Helen P. Campbell, his wife, by their Deed dated March 18, 1972, recorded in the Recorder of Deeds Office of and for Juniata County at Mifflintown, Pennsylvania, in Deed Book Volume 110, page 304 & c., granted and conveyed unto Kurt W. Ledig and Michael J. Piccuta, M.D., as tenants in common, their heirs and assigns.

AND the said Kurt W. Ledig, the co-owner, departed this life on the eighth day of April, A.D. 1978 and David R. Howes qualified as Executor of his Estate, which is designated as Will No. 1434 of 1978 in the Office of the Register of Wills of Philadelphia County.

AND in said Will, the said Kurt W. Ledig gave Michael J. Piccuta, M.D. the right to purchase his one-half interest in the hereinabove described premises within three months from date of his decease.

AND the said Michael J. Piccuta, M.D. exercised his right to purchase the said one-half interest in the hereinbefore described premises from the Estate of said Kurt W. Ledig, Deceased.


AND the said David R. Howes, Executor of the Estate of Kurt W. Ledig, Deceased, by his Indenture Deed dated September 15, 1978 and recorded in Juniata County Deed Book Volume 120, page 119 on September 20, 1978, granted and conveyed the undivided one-half interest of Kurt W. Ledig unto Michael J. Piccuta, M.D., thereby vesting the entire fee in Michael J. Piccuta, M.D., Grantor herein.

GRANTOR certifies that no hazardous waste, within the meaning of the Solid Waste Management Act 97 of 1980, is presently being disposed or has ever been disposed by the Grantor or to the Grantor's actual knowledge in or upon the premises above-described.

AND the said Grantor hereby covenants and agrees that he will warrant specially the property hereby conveyed.

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

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

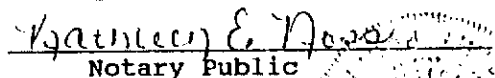


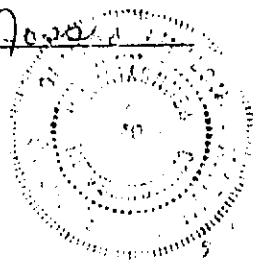
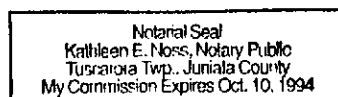
  
MICHAEL J. PICCUTA, M.D. Grantor

COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF JUNIATA :

On this, the 1<sup>st</sup> day of October, 1993, before me, the undersigned officer, personally appeared MICHAEL J. PICCUTA, M.D., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

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

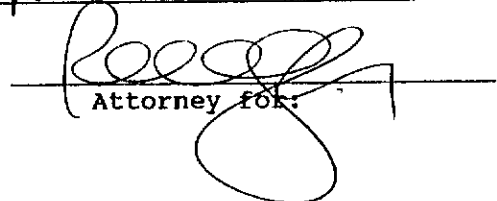
  
Notary Public



I do hereby certify that the precise residence and complete post office address of the within named Grantee is:

RR 1 Box 129, Thompson PA 17094

Dated: 10 - 1 - 93

  
Attorney for:

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF JUNIATA :

RECORDED on this 1<sup>st</sup> day of October, A.D., 1993, in  
the Recorder's Office of the said County, in Record Book 179,  
page 869.

Given under my hand and the seal of said office, the date  
above written.

Donna A. Bruner, Deputy  
Recorder



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
OCT 1 1993  
550.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
OCT 1 1993  
550.00

Five hundred  
RECEIVED the sum of fifty & no/100 \$550.<sup>00</sup>/<sub>100</sub>  
DOLLARS in payment of Real Estate Transfer Tax.

JUNIATA COUNTY SCHOOL DISTRICT

By Donna A. Bruner, Deputy  
Recorder of Deeds



\$ 550.<sup>00</sup>/<sub>100</sub> REALTY TRANSFER TAX  
COLLECTED FOR Fayette  
BOROUGH OF TOWNSHIP

(Piccuta.DED)

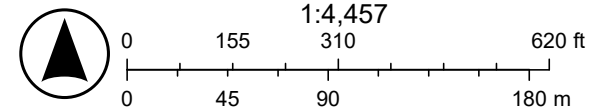
# Juniata County



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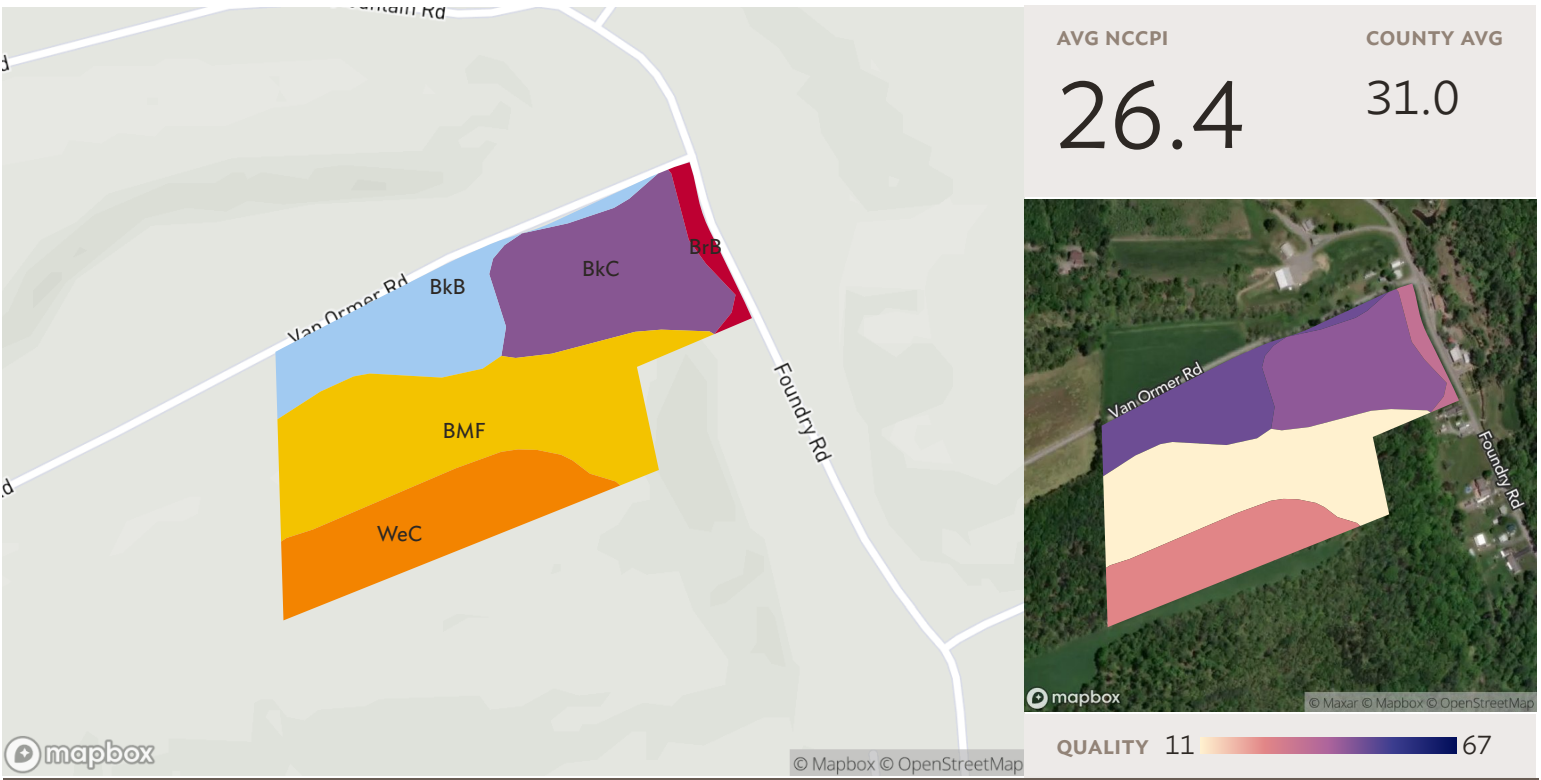
 County Boundary  
 Parcel Hooks

Roads Municipalities  
 FAYETTE





1 field, 30 acres in Juniata County, PA



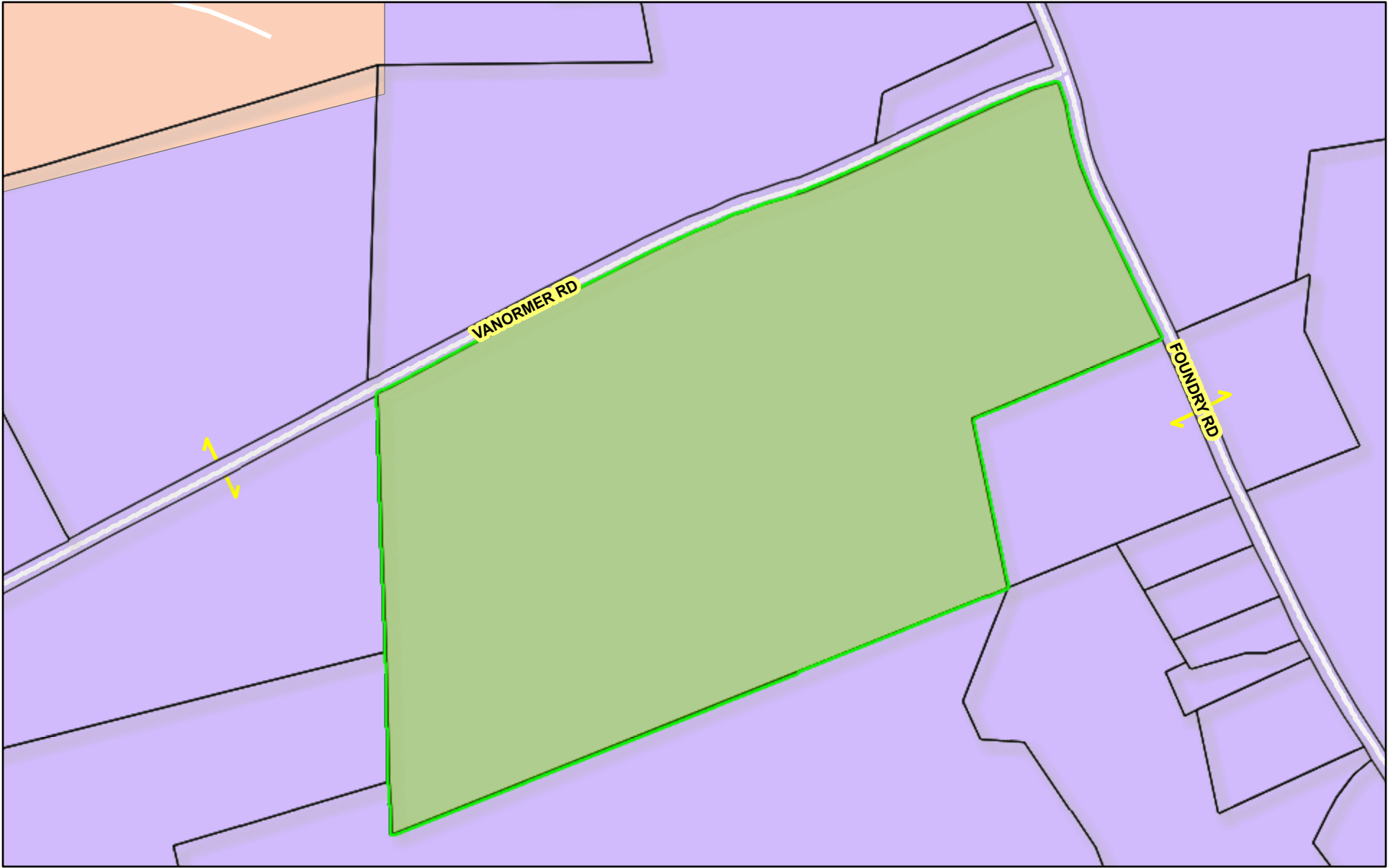
Source: NRCS Soil Survey

Field 1









30 ac.

| SOIL CODE | SOIL DESCRIPTION                                   | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| BMF       | Berks-Weikert association, steep                   | 11.33 | 37.2%               | 7          | 7.0   |
| BkC       | Berks channery silt loam, 8 to 15 percent slopes   | 7.05  | 23.2%               | 3          | 42.7  |
| WeC       | Weikert channery silt loam, 8 to 15 percent slopes | 6.03  | 19.8%               | 4          | 25.1  |
| BkB       | Berks channery silt loam, 3 to 8 percent slopes    | 5.25  | 17.2%               | 2          | 46.9  |
| BrB       | Brinkerton silt loam, 3 to 8 percent slopes        | 0.79  | 2.6%                | 4          | 33.4  |
| 30.46     |  |       |                     |            | 26.4  |

# Juniata County



5/20/2025, 7:18:39 PM

- |  |  |  |
|--|--|--|
|  County Boundary |  Roads          |  Forest         |
|  Parcel Hooks    |  Agriculture    |  FAYETTE        |
|  |  Fayette Zoning |  Municipalities |

