



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/ATJ/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 COUNTY SCHOOL	\$88.61
DISTRICT REALTY TAX	
FAYETTE TOWNSHIP REALTY	\$88.60
TAX	
TOTAL EAID	\$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

This Deed

Made this 15th 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.

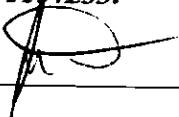
William H. Fronk is the father of Gary L. Fronk, and therefore the one-third (1/3) interest being conveyed from William to Gary by this deed is exempt from realty transfer taxes pursuant to the provisions of 61 Pa. Code §91.193 (b)(6).

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:







Lawrence E. Fronk (SEAL)
Lawrence E. Fronk
William H. Fronk (SEAL)
William H. Fronk
Kenneth W. Fronk (SEAL)
Kenneth W. Fronk
Tracey L. Wilson (SEAL)
Tracey L. Wilson
Tracey L. Fronk (SEAL)
Tracey L. Fronk

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF JUNIATA

:
:
:

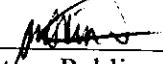
On This, the 15th day of July, 2015, before me, the undersigned officer, personally appeared **LAWRENCE E. FRONK**, married, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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)

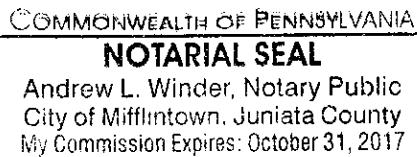
Notary Public

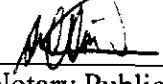
My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF JUNIATA : **ss.**

On This, the 15th 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.

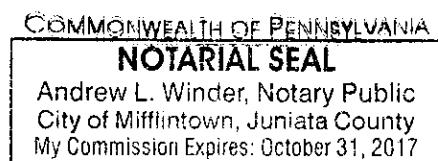



(SEAL)
Notary Public
My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF JUNIATA : **ss.**

On This, the 15th 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.

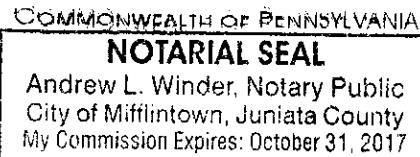



(SEAL)
Notary Public
My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF JUNIATA : **ss.**
:

On This, the 15th 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.




(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, Thompsonsontown PA 17094

7/15/15
Date


Andrew L. Winder, Esquire
Attorney for Grantees

pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280633
Harrisburg, PA 17128-0603REALTY 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				Telephone Number:
Andrew L. Winder Esquire				717-436-8799
Mailing Address	City			State ZIP Code
25 North Main Street, PO Box 149	Mifflintown			PA 17059

B. TRANSFER DATA

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

C. REAL ESTATE LOCATION

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

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

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

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

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

2. Check Appropriate Box Below for Exemption Claimed.

<input type="checkbox"/> Will or intestate succession.	(Name of Decedent)	(Estate File Number)
<input type="checkbox"/> Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)		
<input type="checkbox"/> Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original and amended trust.		
<input type="checkbox"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)		
<input type="checkbox"/> 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.)		
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)		
<input type="checkbox"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)		
<input type="checkbox"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)		
<input type="checkbox"/> 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.

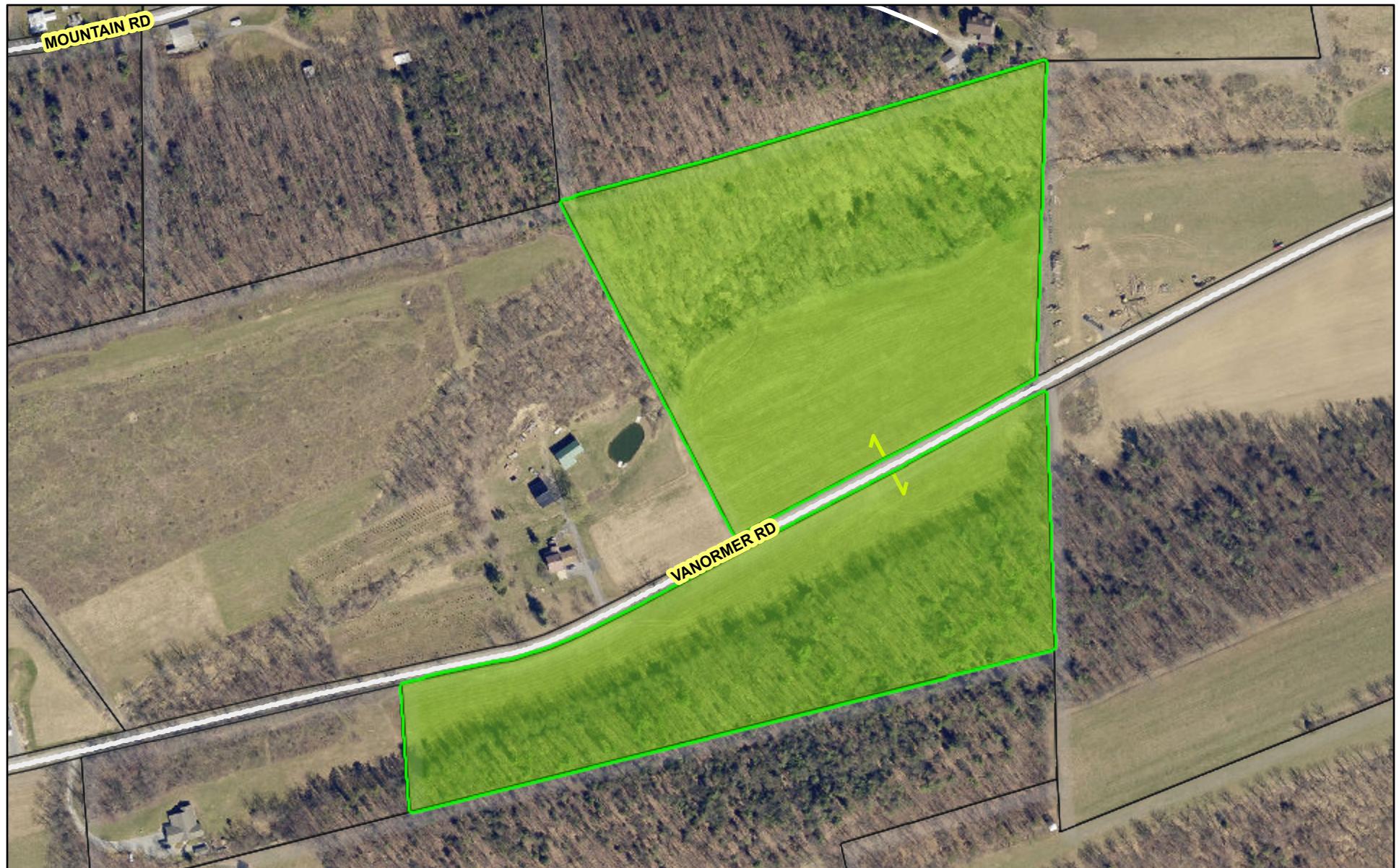
Signature of Correspondent or Responsible Party

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.

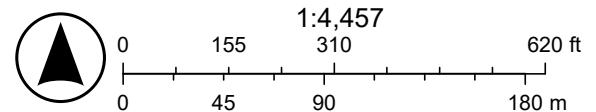
Juniata County

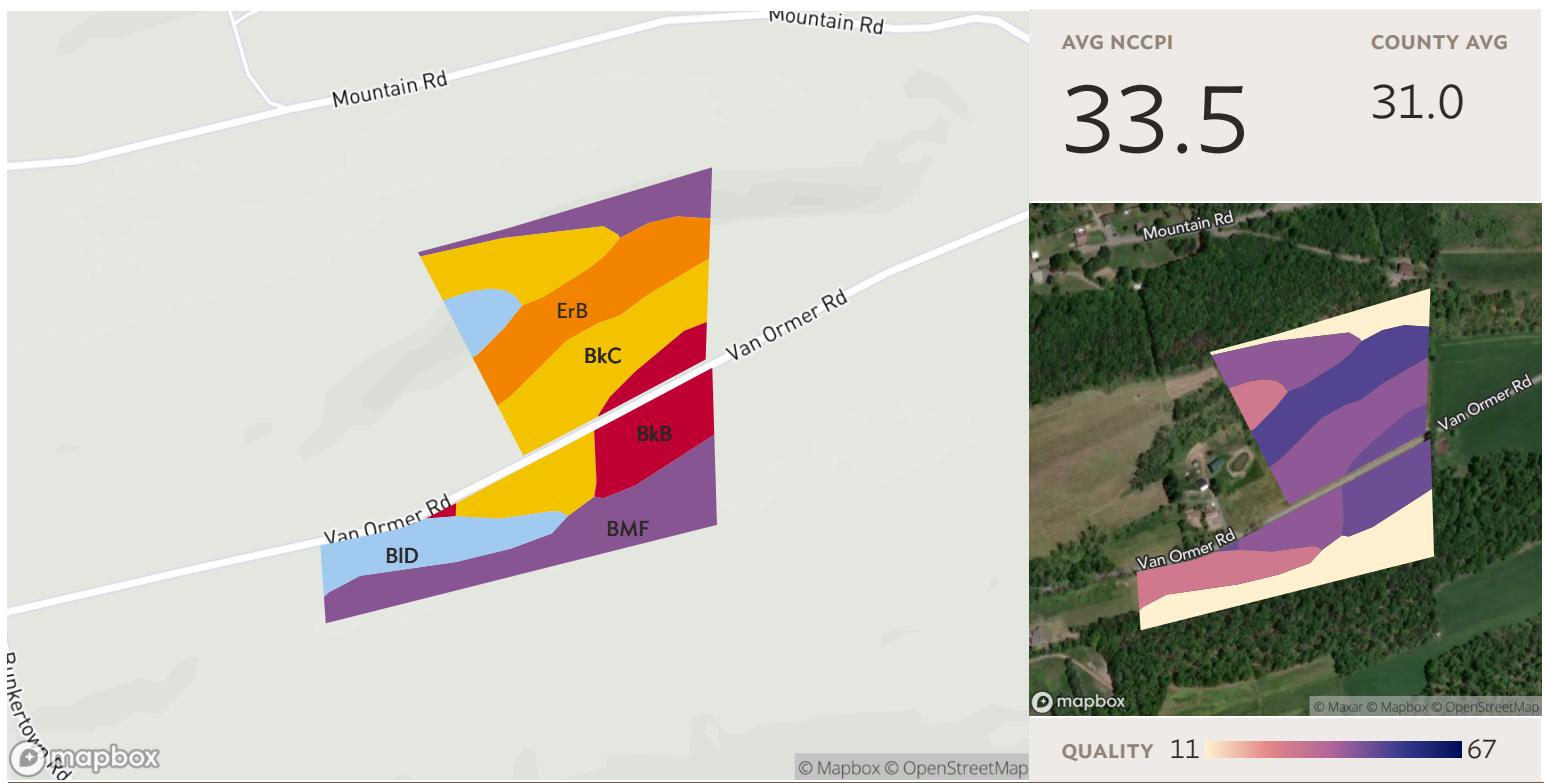


5/20/2025, 4:16:50 PM

 County Boundary
— Parcel Hooks

Roads Municipalities
 FAYETTE



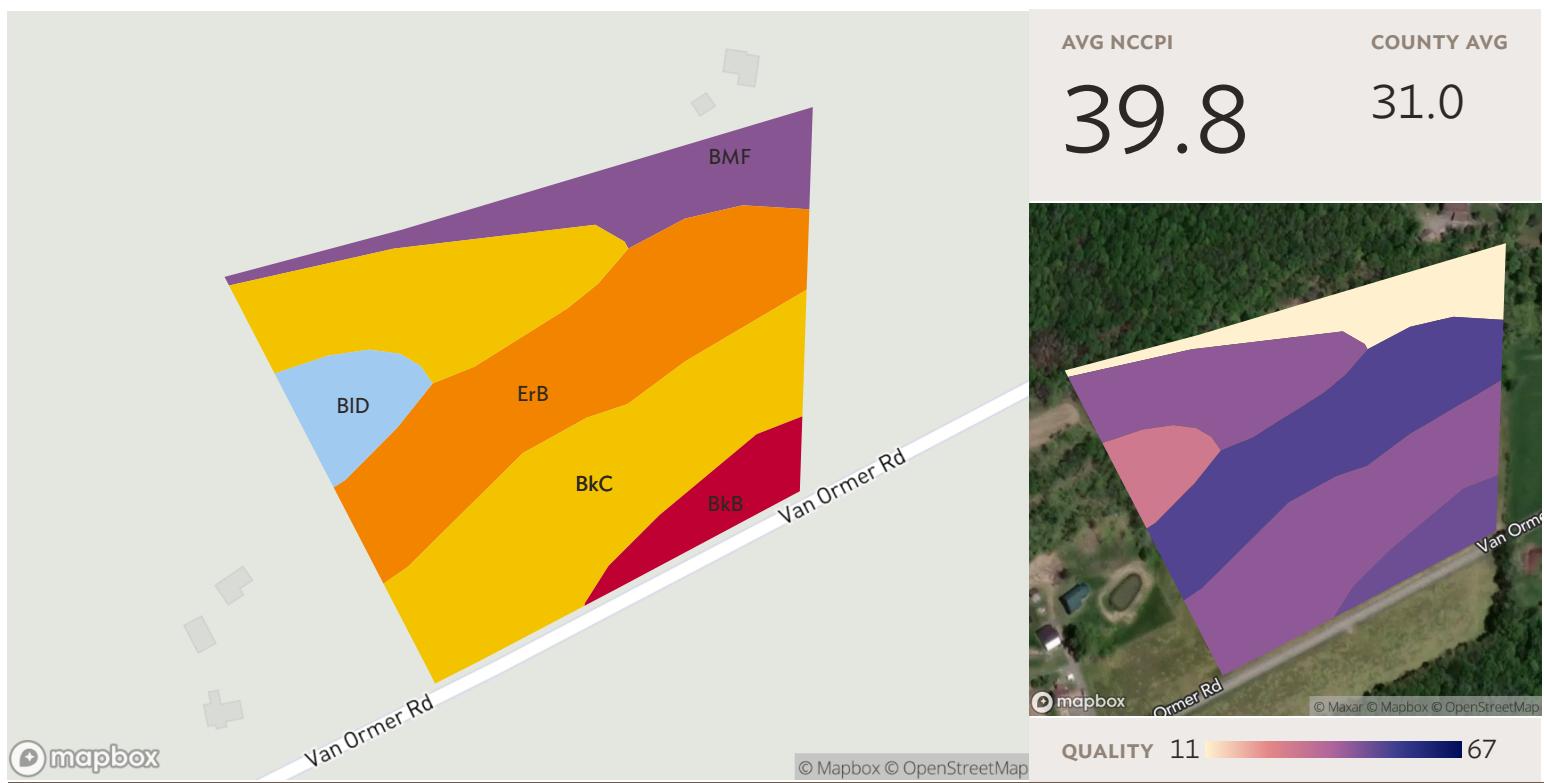
2 fields, 24 acres in Juniata County, PA


All fields

24 ac.

Source: NRCS Soil Survey

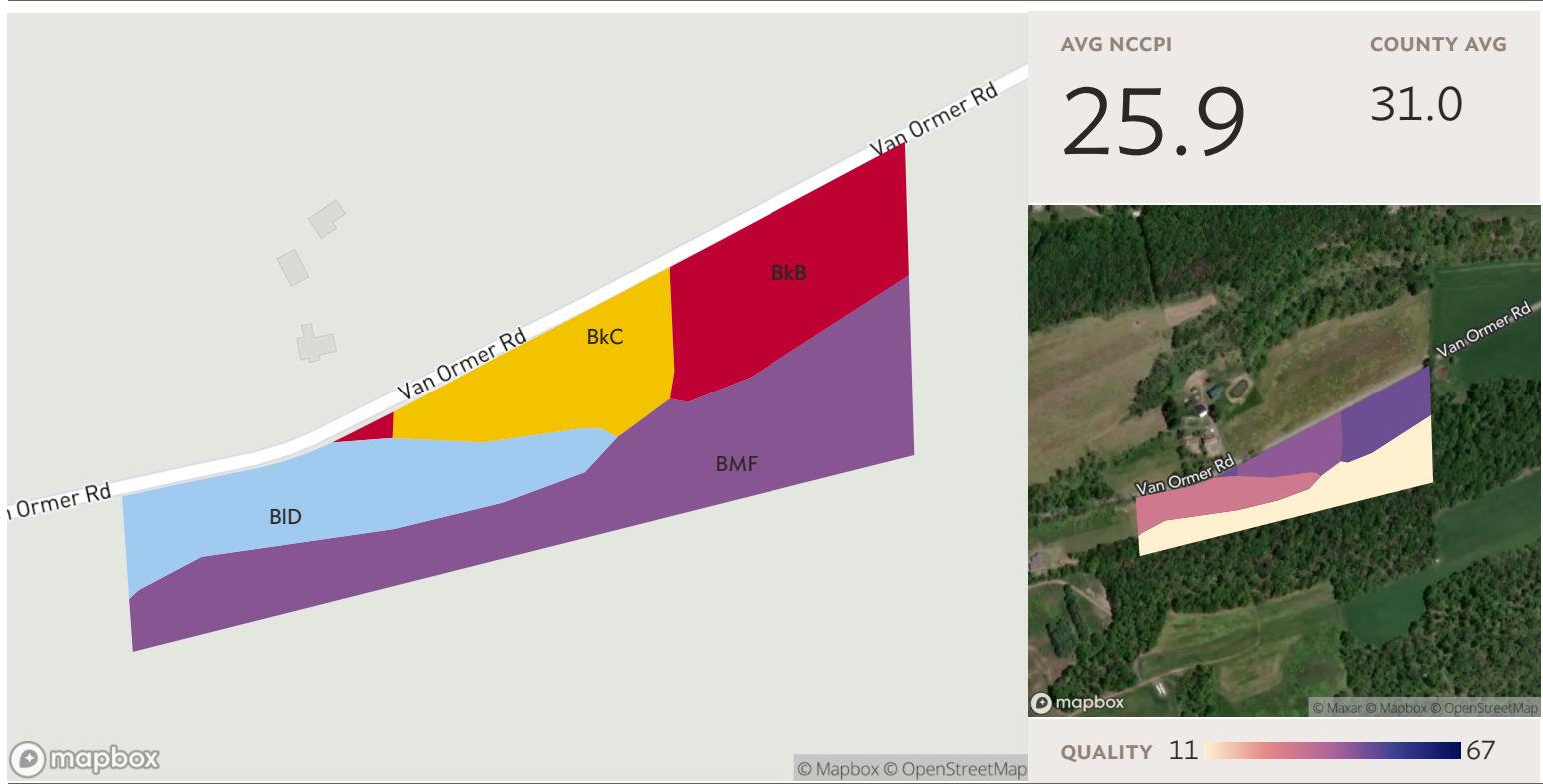
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BkC	Berks channery silt loam, 8 to 15 percent slopes	7.80	32.5%	3	42.7
■ BMF	Berks-Weikert association, steep	6.23	26.0%	7	7.0
■ ErB	Ernest silt loam, 2 to 8 percent slopes	3.79	15.8%	2	50.2
■ BID	Berks-Weikert channery silt loams, 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.

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


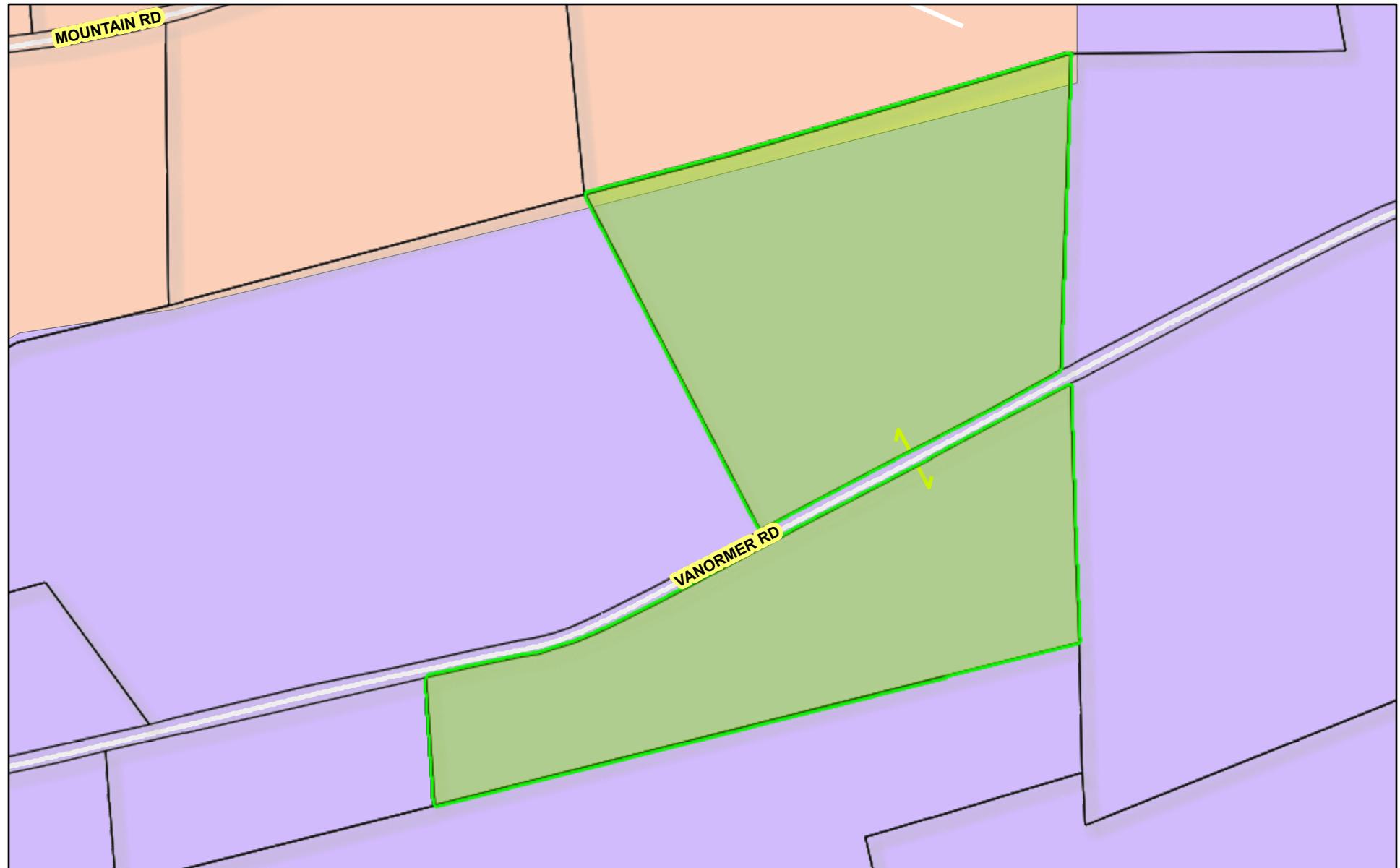
Field 2

11 ac.

Source: NRCS Soil Survey

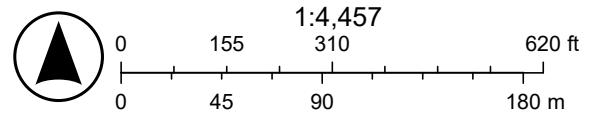
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BMF	Berks-Weikert association, steep	4.54	41.9%	7	7.0
BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	2.37	21.8%	6	30.1
BkB	Berks channery silt loam, 3 to 8 percent slopes	2.25	20.8%	2	46.9
BkC	Berks channery silt loam,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

Juniata County



5/20/2025, 7:20:09 PM

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



BOOK 179 PAGE 869

ENTERED FOR RECORD
IN JUNIATA COUNTY

93-2865
Oct 1, 1993
at 10:40 AM
Taxes & Fees \$ 1100.00
13.50

This Deed,

MADE THIS 15 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, Thompsonsontown, 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.

BOOK 179 PAGE 871

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. Piccata

Michael J. Piccata, M.D. Grantor

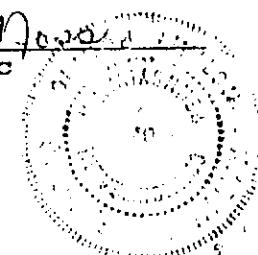
COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :
:

On this, the 1st 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.

Kathleen E. Noss
Notary Public

Notary Seal
Kathleen E. Noss, Notary Public
Tuscarora Twp., Juniata County
My Commission Expires Oct. 10, 1994



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

Robert J. Piccata
Attorney for:

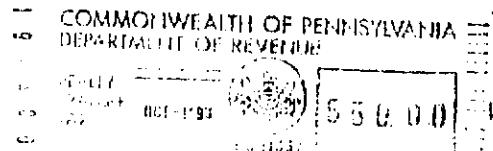
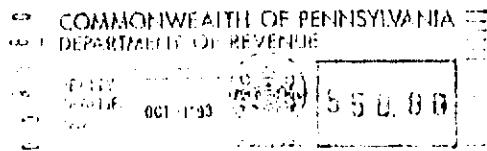
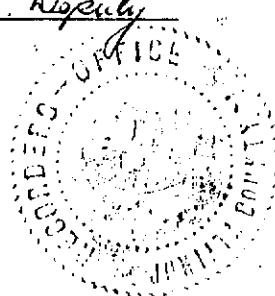
BOOK 179 PAGE 872

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :
:

RECORDED on this 13 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



Five hundred
RECEIVED the sum of fifty \$ 50.00
DOLLARS in payment of Real Estate Transfer Tax.

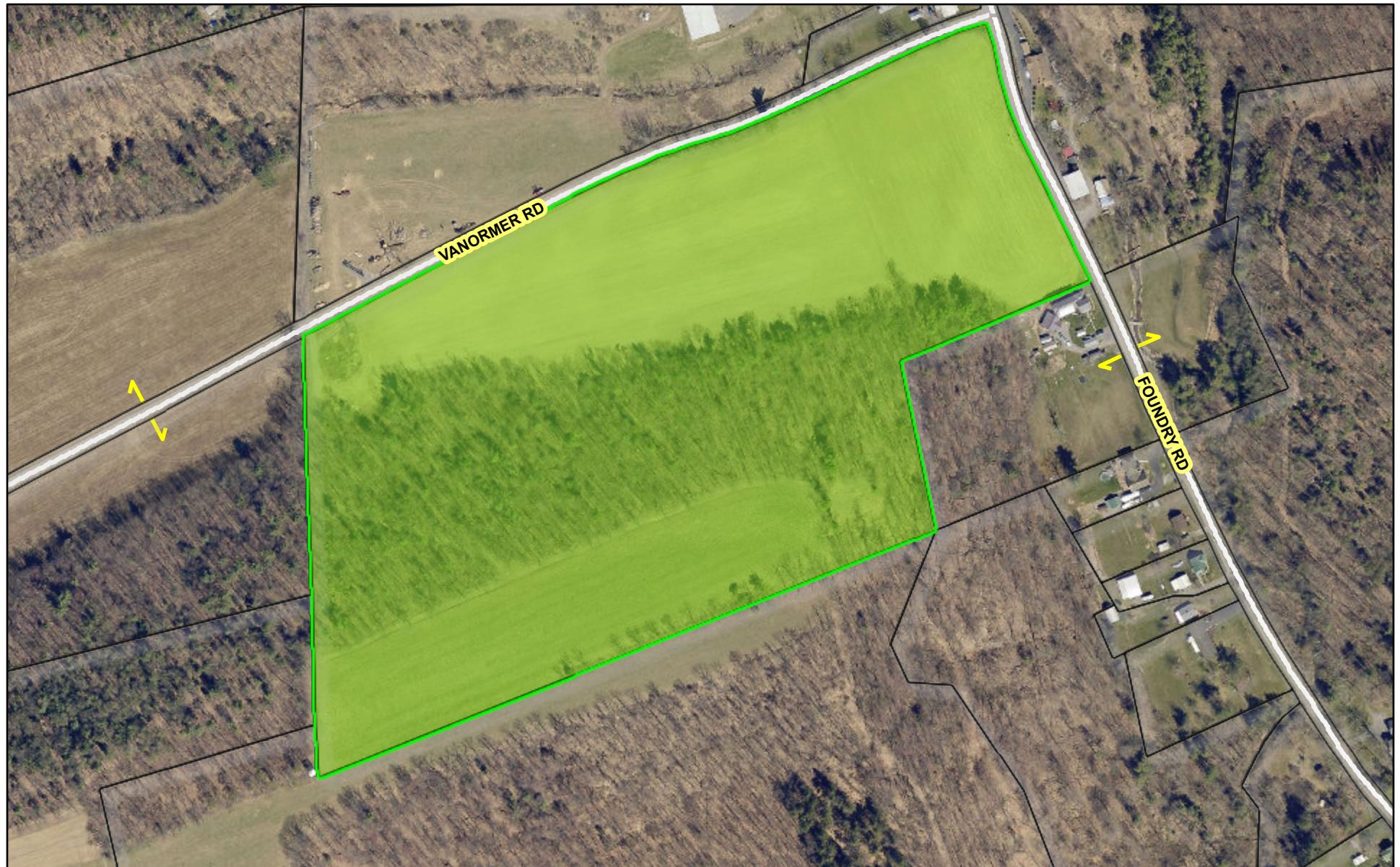
JUNIATA COUNTY SCHOOL DISTRICT

By Donna A. Bruner, Deputy
Recorder of Deeds

\$ 550.00 REALTY TRANSFER TAX
COLLECTED FOR Fayette
~~WEXFORD TOWNSHIP~~

(Piccuta.DED)

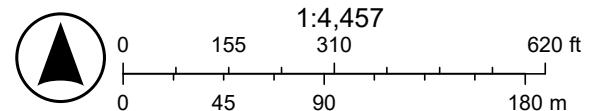
Juniata County

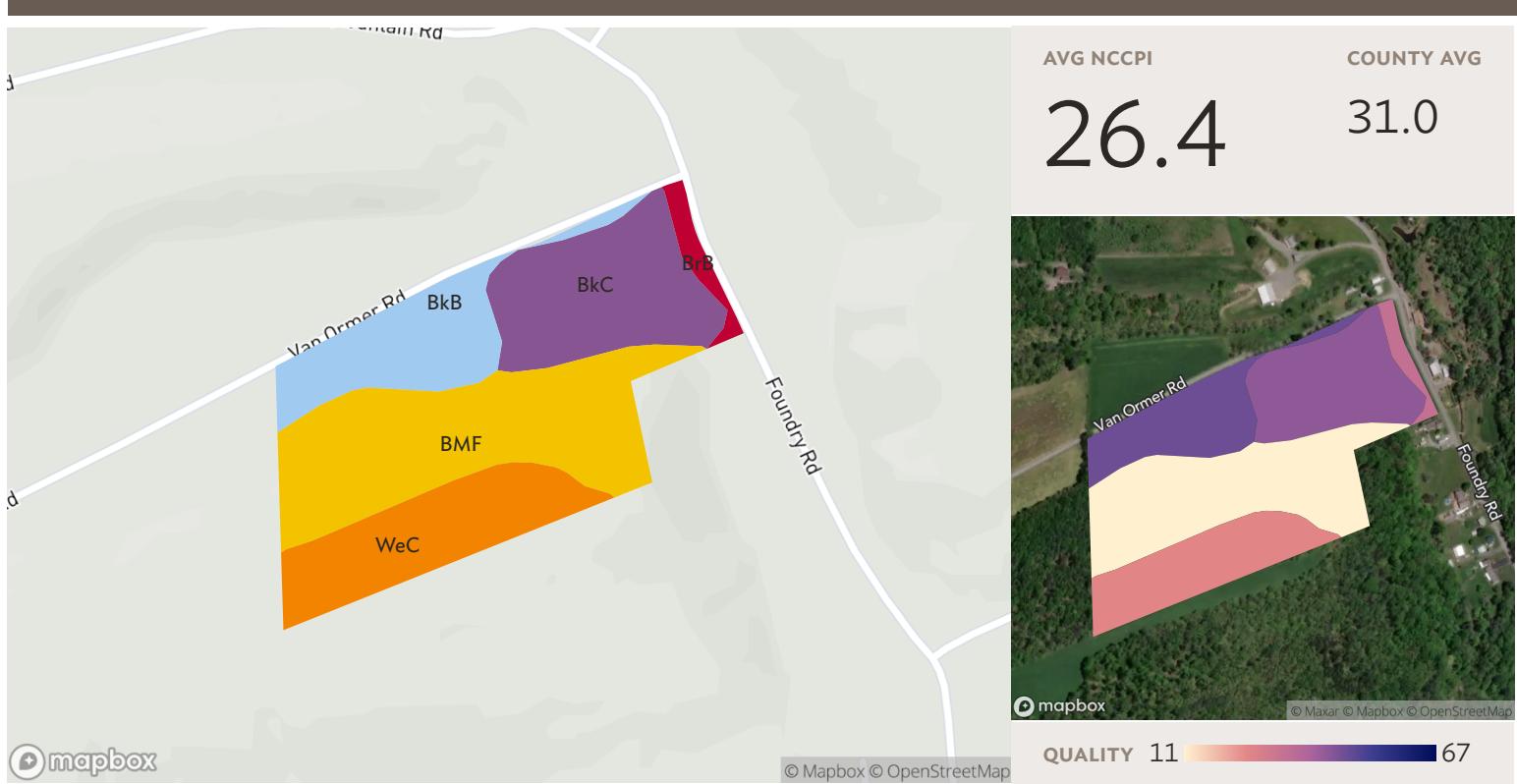


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County Boundary
Roads
Parcel Hooks

Municipalities
FAYETTE



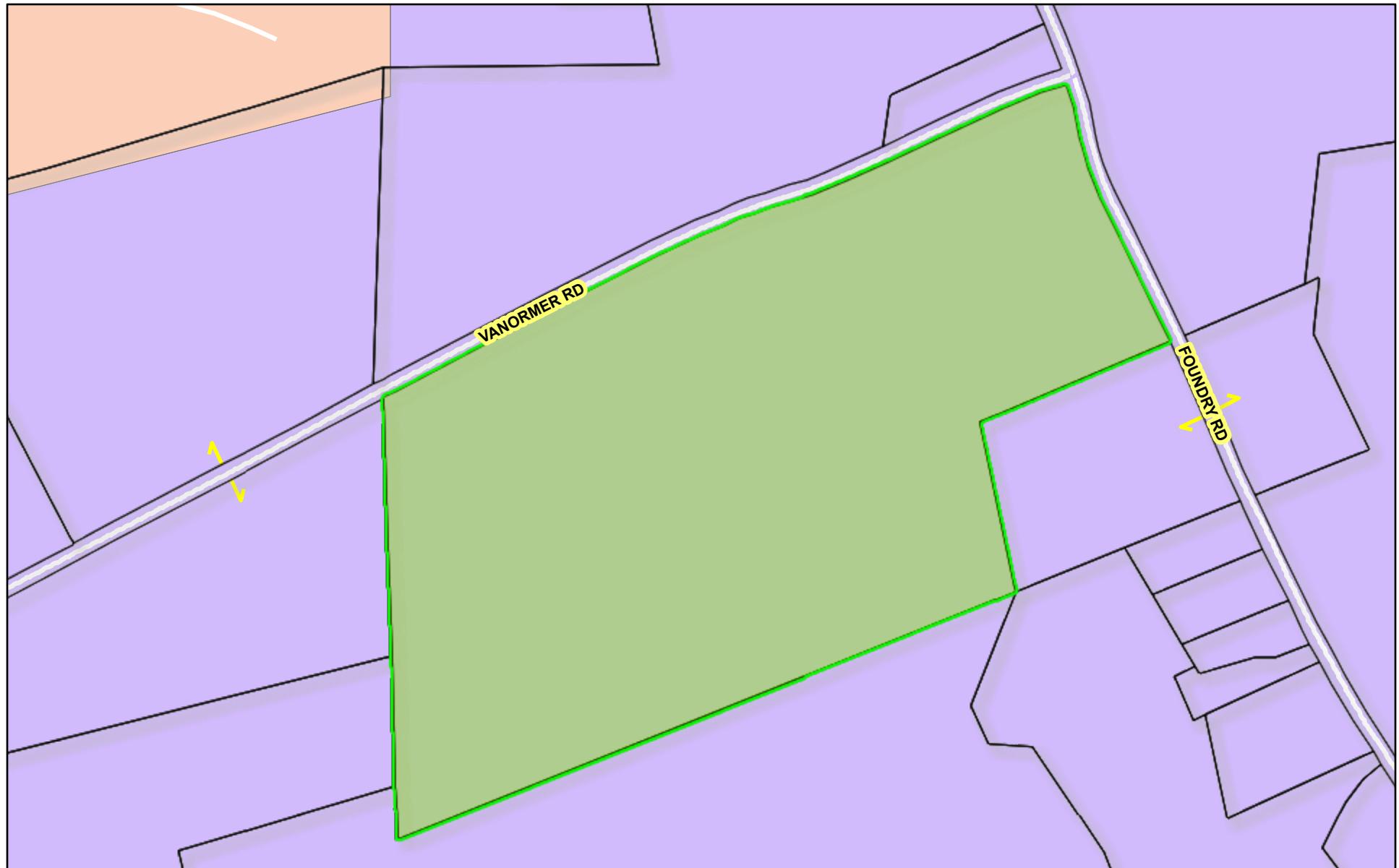
1 field, 30 acres in Juniata County, PA


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



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

