County of Northumberland

MARY L. ZIMMERMAN
REGISTER OF WILLS, RECORDER OF DEEDS
CLERK OF ORPHANS' COURT
Courthouse, 201 Market Street
Sunbury, Pennsylvania 17801
(570) 988-4143

Instrument Number - 200916339
Recorded On 10/23/2009 At 1:07:27 PM
* Instrument Type - DEED
Invoice Number - 136779
* Grantor - ANDREWS, GARY L
* Grantee - HOOVER, EARL S
* Customer - HOMETOWN ABSTRACT & REAL ESTATE SERVICES

Book - 2185 Starting Page - 579
* Total Pages - 6

This is a certification page

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This page is now the first page of this legal document.

COPY

* FEES

STATE TRANSFER TAX	$2,057.00
STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$10.00
RECORDING FEES - RECORDER OF DEEDS	$15.50
AFFORDABLE HOUSING	$11.50
COUNTY ARCHIVES FEE	$2.00
ROD ARCHIVES FEE	$3.00
SHIKELLAMY AREA SCHOOL REALTY TAX	$2,057.00
TOTAL PAID	$4,156.50

RETURN DOCUMENT TO:
HOMETOWN ABSTRACT & REAL ESTATE SERVICES
223 MILL STREET
DANVILLE, PA 17821

I hereby CERTIFY that this document is recorded in the Recorder's Office of North'd County, Pennsylvania.

Mary L. Zimmerman
Recorder of Deeds

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

Book: 2185 Page: 579

01319A

File No. **1718** Parcel ID No. **045-00-042-066-A**

This Indenture, made the 22nd day of October, 2009,

Between

GARY L. ANDREWS AND **KAY L. ANDREWS,** HUSBAND AND WIFE, BOTH OF 455 JERSEYTOWN ROAD, DANVILLE, MONTOUR COUNTY, PA 17821,

(hereinafter called the Grantors), of the one part, and

EARL S. HOOVER OF 65 HOOVER LANE, MILMONT, PA 17845, AND **ROBERT A. ROHRER** AND **MARY JANE ROHRER,** HUSBAND AND WIFE, BOTH OF 17075 OLD TURNPIKE ROAD, MILMONT, PA 17845, TAKING A ONE-HALF (1/2) INTEREST AS TENANTS BY THE ENTIRETIES AND THE TWO ONE-HALF INTERESTS BEING HELD AS TENANTS IN COMMON,

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Five Thousand Seven Hundred ($205,700.00) Dollars** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of land lying and being in the Borough of Snydertown, County of Northumberland, and Commonwealth of Pennsylvania and being more fully bounded and described as follows:

BEGINNING at a point in the centerline of State Route No. 4012 and at the southeast corner of Parcel No. 1, said point also being at the northwest corner of land now or formerly of Ruth A. Barnes and Edward E. Barnes;

Thence along land now or formerly of said Barnes, South 03 degrees 17 minutes 50 seconds West 190.90 feet to an iron rod;

Thence along same and along land now or formerly of Barry L. Colescott, South 86 degrees 14 minutes 10 seconds East 770.30 feet to an iron rod and the westerly line of land now or formerly of Wayne L. Lindenmuth and Janet L. Lindenmuth;

Thence along the westerly line of land now or formerly of said Lindenmuth, South 04 degrees 00 minutes 00 seconds West 2,450.86 feet to a point in the old channel of Shamokin Creek and at the northeast corner of land now or formerly of Wilfred E. Beury and Shirley K. Beury;

Thence through the old channel of Shamokin Creek and along land now or formerly of Wilfred E. Beury and Shirly K. Beury the following 22 courses and distances:

1. North 86 degrees 12 minutes 40 seconds West 167.27 feet to a point;
2. North 48 degrees 34 minutes 10 seconds West 285.90 feet to a point;
3. North 56 degrees 10 minutes 35 seconds West 173.64 feet to a point;
4. North 31 degrees 09 minutes 25 seconds West 212.34 feet to a point;
5. North 10 degrees 10 minutes 00 seconds West 86.02 feet to a point;
6. North 43 degrees 28 minutes 35 seconds West 68.82 feet to a point;
7. North 73 degrees 41 minutes 00 seconds West 93.62 feet to a point;
8. North 88 degrees 32 minutes 30 seconds West 108.66 feet to a point;
9. South 67 degrees 04 minutes 40 seconds West 141.16 feet to a point;
10. North 67 degrees 36 minutes 55 seconds West 106.24 feet to a point;
11. North 82 degrees 48 minutes 20 seconds West 65.14 feet to a point;
12. North 76 degrees 03 minutes 50 seconds West 138.07 feet to a point;
13. North 73 degrees 33 minutes 30 seconds West 132.69 feet to a point;
14. South 54 degrees 29 minutes 00 seconds West 95.36 feet to a point;
15. North 86 degrees 22 minutes 35 seconds West 134.87 feet to a point;
16. North 63 degrees 09 minutes 35 seconds West 192.31 feet to a point;
17. North 20 degrees 29 minutes 55 seconds East 119.82 feet to a point;
18. North 32 degrees 03 minutes 40 seconds West 83.15 feet to a point;
19. North 28 degrees 49 minutes 50 seconds West 69.80 feet to a point;
20. North 66 degrees 24 minutes 05 seconds West 34.57 feet to a point;
21. South 86 degrees 10 minutes 15 seconds West 160.19 feet to a point;
22. South 67 degrees 12 minutes 50 seconds West 52.66 feet to a point and the easterly line of land now or formerly of Ned R. Swank and Caroline Swank;

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Thence along the easterly line of land now or formerly of said Swank, North 11 degrees 01 minute 45 seconds West 732.99 feet to an iron pipe at the southwest corner of land now or formerly of Wayne L. Lindenmuth and Janet L. Lindenmuth;

Thence along land now or formerly of said Lindermuth, South 83 degrees 28 minutes 25 seconds East 33.14 feet to an iron pipe;

Thence along same, North 02 degrees 06 minutes 25 seconds East 1,058.04 feet to a point in the centerline of State Route No. 4012 and on the southerly line of Lot No. 1;

Thence through the centerline of State Route No. 4012 and along Lot No. 1, South 88 degrees 13 minutes 45 seconds East 406.24 feet to a point of curve;

Thence through and along same on a curve to the right having a Delta Angle of 01 degree 03 minutes 55 seconds, a Radius of 63,821.64 feet an Arc Length of 1,186.88 feet and a Chord Bearing and Distance of South 87 degrees 41 minutes 50 seconds East 1,186.86 feet to the place of BEGINNING.

CONTAINING 109.89 acres and being more fully shown as Lot No. 2 on a draft of survey prepared by Howard D. Taylor, Professional Land Surveyor, dated October 6, 2005, recorded in the Office of the Recorder of Deeds in and for Northumberland County, Pennsylvania, at Map Book 46, Page 19.

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SUBJECT to the right of way of State Route No. 4012 and being more fully shown on the above mentioned draft of survey.

ALSO SUBJECT to certain "Railroad" right of way formerly of the Danville & Pottsville Railroad and being more fully shown on the above mentioned draft of survey.

ALSO SUBJECT to a certain "Railroad" right of way granted by Penn Central Properties, Inc. and The Penn Central Corp. to Northumberland County and being more fully shown on the above mentioned draft of survey.

ALSO SUBJECT to a certain Easement for the construction and maintenance of a "Natural Gas Pipeline" granted by Northumberland County to Allied Gas Company and being more fully shown on the above mentioned draft of survey.

ALSO SUBJECT to any and all Utility Lines, overhead or underground, which may extend across the above described parcel.

BEING THE SAME PREMISES which Betty J. Phillips, widow, by her Deed dated January 5, 2006, and recorded January 6, 2006, in the Office of the Recorder of Deeds in and for Northumberland County, Pennsylvania, in Record Book 1831, Page 328, etc., granted and conveyed unto Gary L. Andrews and Kay L. Andrews, his wife, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will SPECIAL warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

COPY

Sealed and Delivered
IN THE PRESENCE OF US:

{SEAL}
Gary L. Andrews

{SEAL}
Kay L. Andrews

Commonwealth of Pennsylvania } ss
County of Montour

On this the 22nd day of October, 2009, before me, the undersigned Notary Public, personally appeared **Gary L. Andrews and Kay L. Andrews**, 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 purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA HERMAN WALTER, NOTARY PUBLIC
DANVILLE BORO, MONTOUR COUNTY
MY COMMISSION EXPIRES APRIL 25, 2012

Notary Public
My commission expires 4-25-2012

The address of the above-named Grantees is:
65 Hoover Lane
Milmont, PA 17845

On behalf of the Grantees

File No. **1718**

Record and return to:
Hometown Abstract and Real Estate Services
223 Mill Street
Danville, PA 17821

COPY

County of Northumberland

CHRISTINA A. MERTZ
ACTING REGISTER OF WILLS, RECORDER OF DEEDS
CLERK OF ORPHANS' COURT
Courthouse, 201 Market Street
Sunbury, Pennsylvania 17801
(570) 988-4143

Instrument Number - 201706768
Recorded On 5/5/2017 At 9:24:42 AM
* Instrument Type - DEED
Invoice Number - 246109
* Grantor - BEURY, WILFRED E
* Grantee - ROHRER, ROBERT A
* Customer - RICHARD SCHEIB LAW OFFICES

Book - 2770 Starting Page - 746
* Total Pages - 3

This is a certification page

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* FEES	
STATE TRANSFER TAX	$150.00
STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$35.50
RECORDING FEES - RECORDER OF DEEDS	$13.50
AFFORDABLE HOUSING	$11.50
COUNTY ARCHIVES FEE	$2.00
ROD ARCHIVES FEE	$3.00
SHAMOKIN AREA SCHOOL REALTY TAX	$75.00
SHAMOKIN TOWNSHIP	$75.00
TOTAL PAID	$366.00

RETURN DOCUMENT TO:
RICHARD SCHEIB LAW OFFICES
11 REITZ BLVD
SUITE 102
LEWISBURG, PA 17837

I hereby CERTIFY that this document is recorded in the Recorder's Office of North'd County, Pennsylvania.

Christina A. Mertz
Acting Recorder of Deeds

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

Book: 2770 Page: 746

027493

DEED

This Deed, made May 4th, 2017 between

Wilfred E. Beury and Shirley K. Beury, husband and wife, of Union Township, Union County, Pennsylvania, **Grantors**

and

Robert A. and Mary Jane Rohrer, husband and wife, as tenants by the entirety, and **Earl E. Hoover**, married, as joint tenants with the right of survivorship, all of Millmont, Pennsylvania, **Grantees**

Witnesseth That the Grantors for and in consideration of the sum of Fifteen Thousand Dollars ($15,000.00) to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, grant and convey to the Grantees and to their heirs and assigns,

All That Certain messuage, tract, or parcel of land, situate, lying and being in the Township of Shamokin, in the County of Northumberland, and State of Pennsylvania; it being all that part or portion of the farm lands and premises now or formerly in the possession of Wenzel Hetzendorf and wife, lying north of the northern line of the right of way of the Philadelphia and Reading Railway Company. The northern boundary line of the said messuage, tract, piece or parcel of land hereby conveyed, being and following the center of the old Shamokin Creek Channel; on the east by lands now or formerly of William A. Duttinger; on the south by the northern line of the right of way of the Philadelphia and Reading Railway Company; and on the west by lands now or formerly of John G. Klase.

Together With the right-of-way as contained in the deed of William M. Freedline and Helen M. Freedline, his wife, to Frederick A. English, dated July 23, 1921, and recorded July 26, 1921 in the Northumberland County Recorder's Office in Deed Book 196, Page 659, as follows: "Giving and granting unto the said Frederick A. English, the grantee hereto, his heirs, executors, administrators or assigns, the right at all times hereafter, to cross over from the public Highway leading through the farm of the said grantor hereto, of other lands of the said grantor hereto, at any convenient point from the said Public Highway to the said messuage, tract, piece or parcel of land hereby sold and conveyed to him for the purpose of ingress, egress and regress, at all times hereafter, to and from the same."

Being the same tract of land which Ruth M. Rhoads, widow, by deed dated February 21, 1980, and entered of record on February 22, 1980, in the Office of the Recorder of Deeds in and

for Northumberland County, Pennsylvania in Deed Book 568, at Page 134, granted and conveyed to Wilfred E. Beury and Shirley K. Beury, husband and wife, Grantors herein.

And the Grantors, for themselves, their heirs, executors, administrators and assigns, shall and will warrant **specially** the property hereby conveyed.

In Witness Whereof, the said Grantors have executed this Deed the day and year first above written.

Witness — Wilfred E. Beury

Witness — Shirley K. Beury

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Union SS :

On this 4th day of May, 2017, before me, the undersigned officer, personally appeared Wilfred E. Beury and Shirley K. Beury, 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 purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KARISSA J KOCH
Notary Public
EAST BUFFALO TWP, UNION COUNTY
My Commission Expires Jun 22, 2019

Notary

Certificate Of Residence

I hereby certify that the precise residence of the Grantees herein is as follows:

1705 Old Turnpike Rd Milmont PA 17845-9333

Grantee or Agent

COPY