

# George Ritter Estate Real Estate, Truck, Firearms and More

Saturday, Sept. 18th @ 10am

1121 Washburn Road, New Milford, Pa

Real Estate will be offered at 12pm: 3 +/- acres with all O.G.M. to convey, 2 Bedroom, 2 Bath, Kitchen, Dining Room, Living Room with Propane Stove, Basement has 2 Garage Doors, Concrete Floor, Propane Hot Water Heater, Bilco Doors, Fisher Stove, Block Foundation.

### Open Houses:

Sunday, Aug. 29th 12-1pm

Friday, Sept, 10th 4-5pm

Personal Property: 2019 Ford Ranger Extended Cab, Automatic, 4wd, 26k miles, 1 owner; John Deere x300 Mower, with JD 44 Snow Blower; Oak Dining Room Suite with 4 chairs, hutch, Living Room Suite, 2 bookcases, Amana SXS Refrigerator, Whirlpool Elec. Stove, Chest Freezer, Full size bed, 2 Maple Dressers, Craftsman Tool Box, Card Table & Chairs, Craftsman Generator, Air Compressor, Pressure Washer, ShopVac, Alum. Ladders, Ham Radio Equipment

Firearms List: Winchester 77 22lr, Umarex 22SA 22lr, Winchester 1890 22, Kimber 82 22lr, Browning Citori 12ga, Baltimore SXS 12ga, Remington 870 Express 12ga, Savage/Stevens 107b 410ga, Russian Mosin Nagant M44 7.62X54R, Ruger Mossin Nagant 91/30 7.62x54r, Springfield Armory 1896 30-40 Krag, Fulton Armory FAR-15 5.56, Armory USA 7.62X39, Sig Sauer P238 380 auto, Springfield 1911-A1 45auto, Walther P38 9mm, Ruger GP100 357mag, Ruger New Model Single-Six 22lr, Iver Johnson Arms & Cycle Works Top Break 32S&W Short

All Applicable ATF Rules Apply, Guns are located and will be transferred at Burke's Gun Shop

**TERMS:** Real Estate 3% Buyer's Premium, \$15,000.00 down at the conclusion of bidding, settlement within 60 days.  
This auction is not contingent upon mortgage financing.

**Auction Content Terms:** 13% Buyer's Premium, 3% Discount Cash/Check



### **BRIAN BURKE AUCTIONS**

Brian Burke, Auctioneer -AU003255L

Call Burke's Gun Shop LLC/Shamrock Auction Services, LLC  
570-712-2135 ~ auctions@burkesgunshop.com ~ burkesgunshop.com





# Real Estate Purchase Agreement



Burke's Gun Shop LLC/ Shamrock Auction Services, LLC



**AUCTIONEER: Brian Burke**  
**PHONE: 570-712-2135**  
**E-mail: info@burkesgunshop.com**

THIS AGREEMENT, made under the date of, September 18, 2021, WITNESSETH, that Seller, agrees to sell and Buyer \_\_\_\_\_

\_\_\_\_\_ agrees to buy the following Real Estate, hereinafter referred to as ("said premises").

Real Estate belonging to George H. Ritter. The property is selling in its "AS IS" condition is situated at 1121 Washburn Road in the City of Wyalusing, County of Bradford and State of Pennsylvania, instrument number 200811104, tax map 127.00-1,015.00,

for the price of (\$ \_\_\_\_\_ )

\_\_\_\_\_ dollars

plus a 3% Buyer's premium for a total of (\$ \_\_\_\_\_ )

\_\_\_\_\_ Dollars, free and clear of all

liens and encumbrances, except as may otherwise be stated in this agreement. The title to said premises shall be subject to all existing restrictions, easements, recorded agreements and covenants, right of public service companies, easements of roads, zoning regulations, ordinances, statutes and regulations of any constituted public authority, now in force or which may be passed prior to final settlement.

1. A deposit is herewithmade in the amount of (\$15,000.00) Fifteen Thousand Dollars toward the purchase price under this agreement. Said deposit shall be held by Brian Burke, hereinafter referred to as ("The Auctioneer") in his escrow account.



2. The balance of the purchase price shall be paid in cash at the time of final settlement and delivery of the deed which shall take place on or before 60 days (November 17, 2021) from above date, with time for settlement agreed to be of the essence of this agreement.
3. Taxes rents and other current charges, if any, shall be pro-rated on a school fiscal basis to the date of the settlement. County and Township based upon the calendar year.
4. Possession shall be delivered at the time of final settlement by special warranty deed. The Seller shall deliver a fully executed special warranty deed at the time of the settlement. The Buyer will receive possession of the property at the time of settlement.
5. All state, county or school transfer taxes imposed upon this sale shall be divided equally between the Buyer and Seller.
6. The obligation of Buyer under this Agreement of Sale shall not be excused, limited, altered by or conditioned upon Buyer obtaining mortgage financing. Should Buyer fail to make settlement, as herein provided, the sum or sums paid on account of the purchase price, at the option of the Seller, may be retained by the Seller, either on account of the purchase price, the resale price or as liquidated damages. In the latter case, the contract shall become null and void. In the latter event, all monies paid on account shall be divided equally between the Seller and the Auctioneer, but in no event shall the sum paid to the Auctioneer be in excess of the rate of commission due to him.
7. Buyer acknowledges that lot sizes, acres of lots and plan set forth in any circular and other advertising may not be totally accurate. In signing this agreement Buyer has not relied on the description set forth or referred to in this agreement, the Buyer should make an independent determination of the same.



8. It is understood and agreed that Brian Burke, Burkes Gun Shop LLC/Shamrock Auction Services, LLC is acting as agent for the Seller, not the Buyer, and he shall in no case whatsoever be held liable by either party for the performance of any term or covenant of this agreement for the damages for non-performance thereof.

Buyer's initials \_\_\_\_\_ Seller's initials \_\_\_\_\_

9. Buyer acknowledges that he has **INSPECTED THE PREMISES**, The Seller's Property Disclosure Statement and enters into this agreement to purchase as a result of said inspections and not as a result of any advertising or announcement made by the seller and/or the auction company or their selling agents. The property is being sold "AS IS" condition.

10. If any buildings on these premises were built prior to 1978, they may contain lead paint.  
This property may contain wet lands.

11. This agreement shall extend and be binding upon the heirs, administrators, successors and assigns of the parties hereto.

12. Buyer has been advised that said premises are located at: 247 Airborne Lane, Wyalusing, PA 18854, Bradford County.

13. Buyer agrees that Seller shall not be required to present (tender) to Buyer a deed for said premises if Buyer defaults in paying the balance of the purchase price in order to enforce the provisions of this agreement against Buyer. Buyer agrees not to present this agreement to the Recorder of Deeds to be recorded.

14. Buyer acknowledges that under the terms and conditions of the auction Sale during which said premises were offered at auction that among the conditions announced was



that this agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this agreement with the same force and effect as if no such approval were required. If this agreement is not approved by Seller, the deposit money paid on account hereof will be returned to Buyer, without interest, and agreement shall become null and void.

15. The Seller shall not be obligated to survey the property even if a survey is required by the Buyer's title insurance company or the Buyer's lender. The Buyer may survey the property at his own expense.
16. The sale of this property is not conditioned on any testing or inspections by the Buyer.
17. This agreement and the sale shall be governed by the laws of the Commonwealth of Pennsylvania.
18. A 3% Buyer's Premium will be added to the sale price.
19. This agreement contains the entire agreement between the parties. No prior agreement of representation of any kind, and no contemporaneous or subsequent oral agreement or representation and no course of dealing between the parties or custom shall be permitted to contradict, vary or add to the terms of this agreement.
20. All Individual G.O.M. rights convey in the sale of this property.



**IN WITNESS WHEREOF:** the parties have hereunto set their hand and seals, the day and year first written above.

Signed, Sealed and Delivered in the presence of Brian Burke, Burkes Gun Shop LLC/Shamrock Auction Services, LLC, Auctioneer.

By: \_\_\_\_\_  
Auctioneer

Witness: \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

NOW this \_\_\_\_\_ day of \_\_\_\_\_, 2020, I do hereby approve and accept the above offer and agreement.

Sellers: \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)



# THIS DEED,

Made this 24<sup>th</sup> day of July Two thousand and Eight (2008)

**BETWEEN EDWIN RHOADS and LORIE RHOADS, his wife, of RR #1 Box 31D, New Milford, Pennsylvania 18834, hereinafter;**

**GRANTORS,**

A N D

**GEORGE H. RITTER, single, of 328 Rock spring Drive, Lessburg, VA 20175, hereinafter;**

**GRANTEE,**

**WITNESSETH, That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED (\$167,500.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged; the said Grantors do hereby grant and convey to the Grantee, his heirs and assigns.**

*ALL those certain lots, pieces or parcels of land situate, lying and being in the Township of New Milford, County of Susquehanna and State of Pennsylvania, bounded and described as follows:*

## FIRST PARCEL

*BEGINNING at an iron pipe found marking the Northeasterly corner of the whole tract conveyed to Fletcher. Said pipe being In the Westerly right-of- way line of Township Road T-676 as relocated thru lands of Arthur Scott. Thence 1) along the said westerly right-of-way line South two degrees, sixteen minutes, thirty-five second East (S 2° 16' 35" E) a distance of two hundred seventy-three and zero one-hundredths feet (273.00') to an iron pin set for a corner in the same, corner also to lands remaining to Lance Fletcher at this time. Thence 2) along lands remaining to Fletcher South eighty-seven degrees, forty-three minutes, twenty-five seconds, West (S 87° 43' 25" W) a distance of four hundred thirteen and seventy-five one-hundredths feet (413.75) to a point in the old location of Rt. T-676. Said line passes thru an iron pin set to mark the line on the Easterly side of the old road. Thence 3) in the old road North ten degrees, twenty-eight minutes, twenty seconds East, (N 10° 28' 20" E) a distance of one hundred seven and thirty one-hundredths (107.33') feet to a point. Thence 4) continuing in the old road North thirty degrees,*



*fifty-six minutes, zero seconds East (N 300 56' 00" E) a distance of sixty-seven and fifty-one one-hundredths feet (67.51') to a point. Thence 5) still in the old road North forty-seven degrees, thirty-three minutes, ten seconds East (N 470 33' 10" E) a distance of sixty-three and zero one-hundredths feet (63.00') to a point in the same, just Southerly of an access road over lands of A. Scott, said point being the Northwesterly corner of the whole tract conveyed to Fletcher. Thence 6) along Scott and just Southerly of the said access road North seventy-four degrees, thirty-five minutes, zero seconds East (N 74° 35' 00" E) passing through an iron pipe found Easterly on the old road a distance of three hundred thirteen and fifteen one-hundredths feet (313.15') to the place of beginning.*

*CONTAINING a calculated area of 2.00 Ac. +- (87,290 sq. ft.) as surveyed by William E. Breese, Registered Surveyor, in October 1979.*

*ALL BEARINGS herein are related to the survey of the whole tract survey done in April 1978.*

*The herein described premises is under and subject to the rights of way of any public highway or public utility which may be over and across the same.*

**SECOND PARCEL**

*BEGINNING at a point in Township Road T-676, in its old location, said point being the Northwesterly corner of a parcel previously conveyed to Lance F. Fletcher; thence 1. along the Fletcher parcel North seventy-four degrees thirty-five minutes, zero seconds East (N 74° 35' 00" E) passing through an iron on the Easterly side of the old road, a total distance of three hundred thirteen and fifteen one-hundredths feet (313.15') to an iron found marking the Northwesterly corner of said Fletcher parcel, said iron being in the Westerly right of way line of Township Road T-676, as relocated; thence 2. along the Westerly right of way line North two degrees, sixteen minutes, thirty-five seconds West (N 2° 16' 35" W) a distance of thirty-four and eighty-six one-hundredths feet (34.86') to an angle point in the same; thence 3. along the same North twenty-one degrees, forty-nine minutes West (N 210 49' W) a distance of three hundred and eighty-four one hundredths feet (300.84') to a point in the said right of way line where the same is intersected by the centerline of the old road, T-676; thence 4. along the middle of the old T-676 South nine degrees, five minutes West (S 9° 05' W) a distance of two hundred twenty and*



*thirteen one hundredths feet (220.13') to a point; thence 5. along the same South thirty-two degrees, eight minutes West (S 32° 08' W) a distance of one hundred eight and seventy-nine one hundredths feet (108.79') to a point; thence 6. still along the same South forty-seven degrees, thirty-three minutes, ten seconds West (S 47° 33' 10" W) a distance of one hundred thirty and twenty-one one-hundredths feet (130.21') to the point of beginning.*

**CONTAINING:** *an area of 0.88 acre +/- (38,394 sq. ft.) as calculated from Information gathered in 1978 during a survey of the Fletcher parcel adjoining to the South.*

*ALL bearings herein are related to the survey of the relocated Route T 676 as surveyed by others in June 1977 and recorded in Susquehanna County Recorder's Office in Deed Book 374, page 944.*

*BEING the same lands conveyed to Ulrich de Spretter and Kazuko de Spretter, his wife, by deed of Allen G. Dyer, single, May Ann Dyer, single, and Tami Lynn Dyer a/k/a Tammy Lynn Wilkinson and Franklin T. Wilkinson, her husband, dated January 2, 1993, and recorded in Susquehanna County Deed Book 487, page 415.*

*ALSO BEING the same premises conveyed by Ulrich de Spretter and Kazuko de Spretter, his wife, to Edwin Rhoads and Lorie Rhoads, his wife, by deed dated May 31, 2001, and recorded in Susquehanna County Deed Book 565 at Page 681.*

**UNDER AND SUBJECT** *to any and all easements, rights-of-way, and agreements for public utilities and public highways as contained in prior deeds forming the chain of title.*

**HAZARDOUS WASTE** *is neither being presently disposed of nor has ever been disposed of by the grantors herein nor have the grantors herein any actual knowledge that hazardous waste has been disposed of on the premises herein.*

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**LAW OFFICES OF RAYMOND C. DAVIS**  
**790 ERIE AVENUE, SUSQUEHANNA PA 18847**  
**570-853-4470**



AND the said grantors, do hereby **WARRANT** generally the property hereby conveyed,

**IN WITNESS WHEREOF**, said Grantors have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of

Ann Thom

Edwin Rhoads {Seal}  
EDWIN RHOADS

Ann Thom

Lorie Rhoads {Seal}  
LORIE RHOADS

COMMONWEALTH OF PENNSYLVANIA }

ss.

COUNTY OF SUSQUEHANNA }

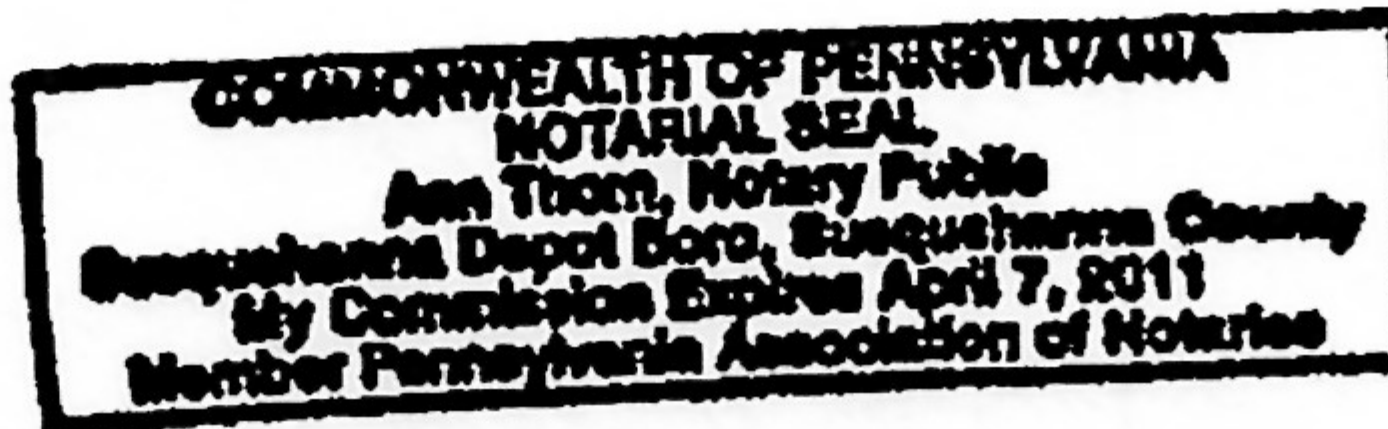
On this, the 24<sup>th</sup> day of July A.D., 2008 before me, a Notary Public, the undersigned officer, personally appeared, EDWIN RHOADS and LORIE RHOADS, his wife, known to me, (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Ann Thom

Notary Public

My Commission Expires: 4-7-11



I Hereby Certify that the precise address of the Grantee herein is: RR1 Bx 31 D

New Milford PA  
18834

Cathy Shultz  
Attorney for Grantee



2330031-01315

MEMORANDUM OF LEASE

Original Lease  
Will Not Be Recorded

THIS MEMORANDUM OF LEASE dated the 29 day of September, 2011

BETWEEN:

George H. Ritter, A Single Man  
1121 Washburn Road, New Milford, Pennsylvania 18834

(hereinafter called the "Lessor")  
OF THE FIRST PART

-and-

Southwestern Energy Production Company, 2350 North Sam Houston Parkway East, Suite 125, Houston, Texas 77032

(hereinafter called the "Lessee")  
OF THE SECOND PART

WHEREAS:

The Lessor and the Lessee have entered into an Oil and Gas Lease dated September 29, 2011, and made effective September 29, 2011, for a primary term of Three (3) years, on those premises described as all those certain tracts of land situate in the Township of New Milford, County of Susquehanna, Commonwealth of Pennsylvania, and bounded as follows:

On the North by: Richard and Alan Randall, 108.00-2,032.00:

On the East by: Washburn Road:

On the South by: Wesley and Dorothy Guthrie, 127.00-1,015.01:

On the West by: Bark 'Em Squirrel, LLC, 127.00-1,013.00:

Tax ID# 127.00-1,015.00

Consisting of 2.88 acres, more or less.

NOW THEREFORE: in consideration of the mutual covenants and agreements contained in this Agreement, the Lessor and the Lessee agree as follows:


1. This Memorandum of Lease has been executed for the purpose of indicating the existence of the aforesaid Lease and shall not be considered in any way a modification or alteration of the Lease Agreement.
2. The Lease further provides that the lease continues beyond its primary term for so long thereafter as the leased substances are produced from the said lands or any portion thereof is pooled, unitized or consolidated with other lands in accordance with the lease terms.

IN WITNESS WHEREOF, Lessor hereunto sets hand and seal.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)


LESSOR:

  
George H. Ritter

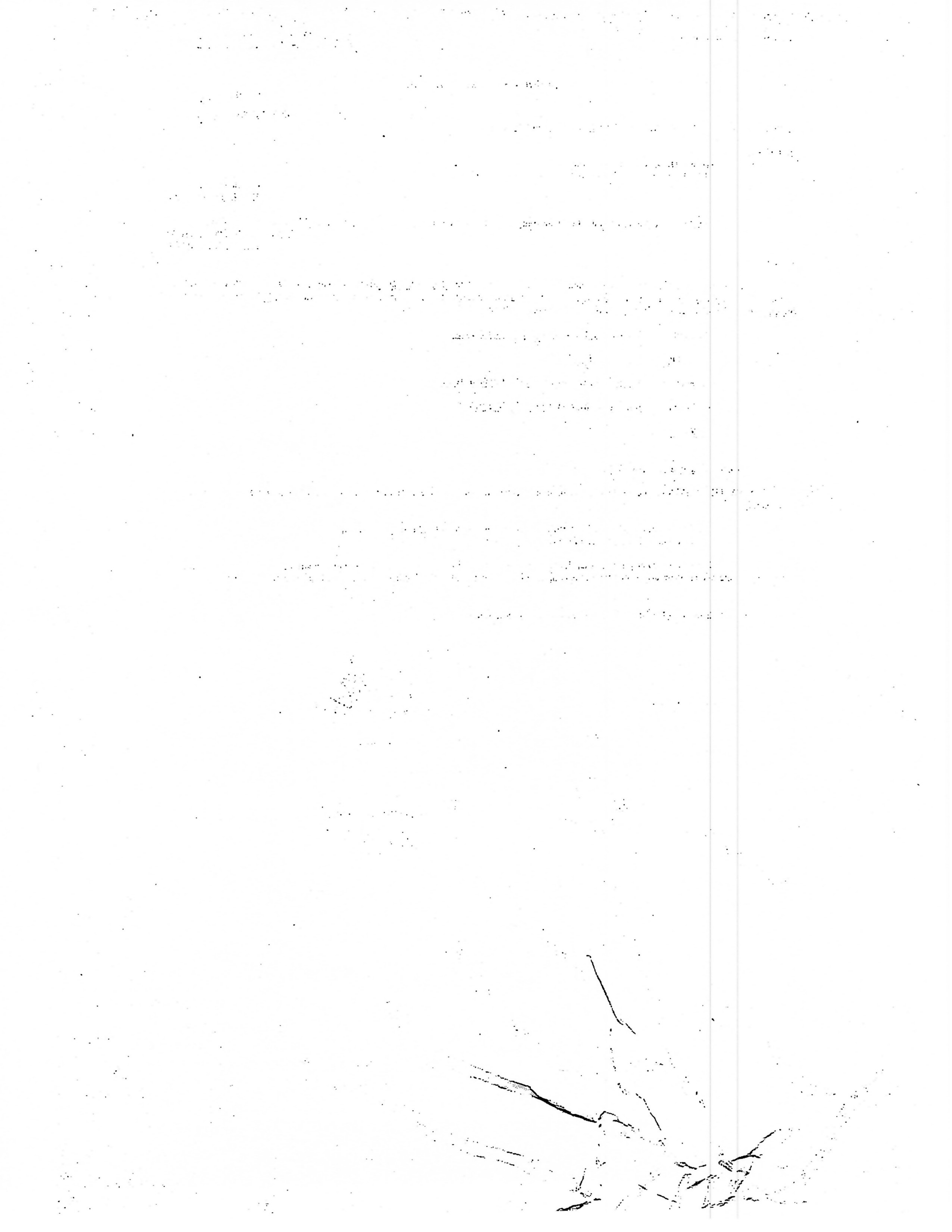
LESSEE:

Southwestern Energy Production Company

Per:









ACKNOWLEDGEMENTS

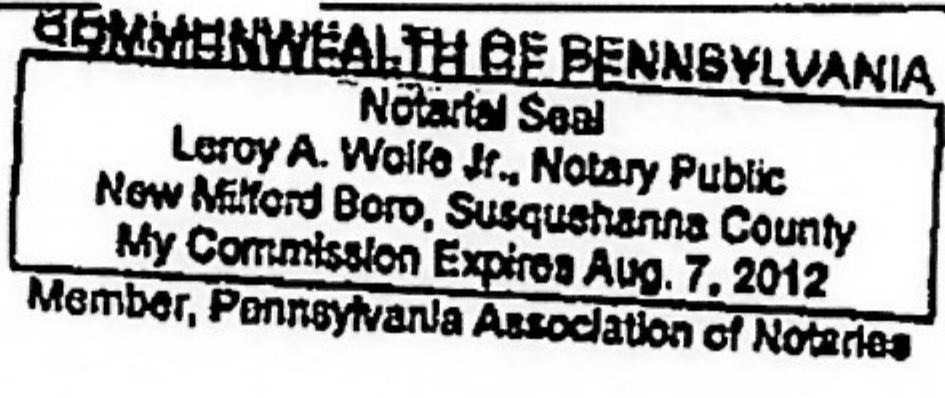
(In Pennsylvania)

COMMONWEALTH OF PENNSYLVANIA )
County of Susquehanna ) SS.

On this 29 day of September, 2011, before me, the undersigned Notary Public in and for said county and state, personally appeared George H. Ritter known to me to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged that the same was executed and delivered as their free and voluntary act for the purposes therein set forth. In witness whereof I hereunto set my hand and official seal as of the date hereinabove stated.

My Commission Expires Aug. 7, 2012

Signature of Notary Public



INDIVIDUAL (For use in all states)

State / Commonwealth of )
County of ) SS.

On this \_\_\_ day of \_\_\_, 20\_\_\_, before me, the undersigned Notary Public in and for said county and state, personally appeared \_\_\_ known to me to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged that the same was executed and delivered as their free and voluntary act for the purposes therein set forth. In witness whereof I hereunto set my hand and official seal as of the date hereinabove stated.

My Commission Expires \_\_\_ Notary Public

ACKNOWLEDGEMENT

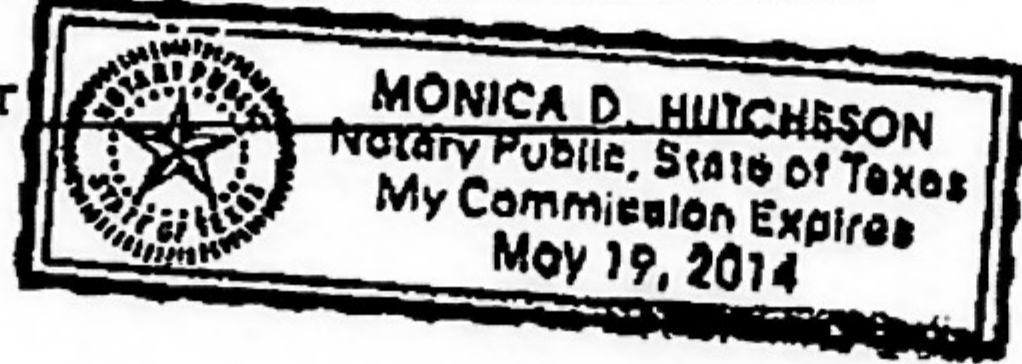
(State) Commonwealth of Texas )
County of Harris ) SS.

On the 20th day of October in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared Sim R. Dewore, Southwestern Energy Production Company personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

My commission expires

Signature: Monica D. Hutcherson

Commission Number



Office:

\* The term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust, custodian, nominee or any other individual or entity in its own or any representative capacity.

This document prepared by: ELEXCO LAND SERVICES, INC., P.O. Box 383, Olean, NY 14760-0383
When recorded return to: ELEXCO LAND SERVICES, INC., P.O. Box 383, Olean, NY 14760-0383

Acknowledgement Page to Memorandum of Oil and Gas Lease dated the 29 day of September, 2011 between George H. Ritter and Southwestern Energy Production Company.



**AMENDED DECLARATION OF POOLING  
LYNCOTT CORP GAS UNIT  
NEW MILFORD TOWNSHIP, SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA**

**WHEREAS, SOUTHWESTERN ENERGY PRODUCTION COMPANY, a Texas corporation authorized to conduct business in the Commonwealth of Pennsylvania, hereinafter referred to as "SEPCO," is record owner of all of those oil and gas leases identified in Exhibit "A" to this Amended Declaration of Pooling, hereinafter "Leases;" and,**

**WHEREAS, the tracts of land subject to the Leases have been represented by the lessors therein to constitute the aggregate number of acres of land in the Township(s) and County(ies), Pennsylvania, as set forth in Exhibit "A" to this Amended Declaration of Pooling; and,**

**WHEREAS, SEPCO is authorized under the terms of the Leases to pool and/or to unitize the lands covered thereby, or parts thereof, with other lands and leases to form drilling units for the drilling, development and production of oil and gas therefrom; and,**

**WHEREAS, SEPCO pooled and combined those certain oil and gas leases, all of which are listed herein on Exhibit "A;" such declaration was recorded on June 25, 2012, among the records of Susquehanna County, Pennsylvania as Instrument No. 201207522, hereinafter referred to as the "Original Declaration of Pooling;" and subsequently Corrected and Recorded on August 14, 2012 as Instrument No. 201209708, hereinafter referred to as the "Corrected Declaration of Pooling;" and, subsequently Amended and Recorded on January 17, 2013 as Instrument No. 201300728, hereinafter referred to as the "Amended Declaration of Pooling;" and subsequently Corrected and Recorded on February 19, 2013 as Instrument No. 201302196 hereinafter referred to as "Corrected Amended;" and,**

**WHEREAS, SEPCO, as authorized under the terms of the Leases and rights as operator thereunder, has directed the preparation to survey the unit boundary and the boundaries of the internal tracts comprised of the Lyncott Corp Gas Unit through the services of a professional land surveyor in order to better determine the acreage and interest attributable to each, or portions of each, Lease pooled herein.**

**NOW, THEREFORE, for and in consideration of the premises and pursuant to the authority set forth in said Leases, SEPCO does hereby revise, amend, declare, pool, unitize and combine said Leases or portions thereof, into a single pool containing the aggregate number of acres identified in Exhibit "A," the boundary of which is depicted in red on the plat identified as Exhibit "B," attached hereto and made a part hereof, for the drilling, development, and production of oil and/or gas therefrom as to all formations and depths. To the extent of any inconsistency between the information contained in Exhibit "A" and that depicted in Exhibit "B," the information in Exhibit "A" shall supersede and control.**

**This Amended Declaration of Pooling shall supersede and replace the Corrected Amended Declaration of Pooling under Instrument #201302196 effective as of the date identified in Exhibit "A" hereof. The unit created by this Amended Declaration of Pooling shall be and the same is hereby designated as the name set forth in Exhibit "A."**

**This Amended Declaration of Pooling is made without prejudice to the rights of SEPCO to amend, restate, increase, reduce and otherwise change or adjust the pool declared hereby from time to time as SEPCO determines to be necessary or convenient to the**



**GRANTEE:**

**SUSQUEHANNA GATHERING COMPANY I, LLC**

By: [Signature]

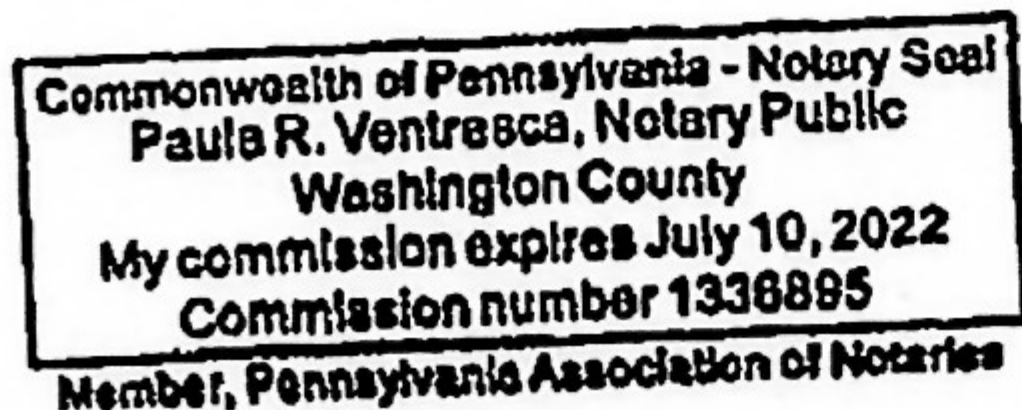
Name: Gerard Sciabbarrasi

Title: Director of Land

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA )  
 ) : ss  
COUNTY OF WASHINGTON )

On the 21 day of August in the year 2020 before me, the undersigned, Notary Public in and for said county and state, personally appeared Gerard Sciabbarrasi, Director of Land, of Susquehanna Gathering Company I, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the same was executed and delivered as his free and voluntary act for the purposes therein set forth. In witness whereof, I hereunto set my hand and official seal as of the date herein above stated.



Paula R. Ventresca  
Paula R. Ventresca, Notary Public  
My Commission Expires: July 10, 2022

This document prepared by: SUSQUEHANNA GATHERING COMPANY I, LLC 1429 Oliver Road, New Milford, PA 18834

After recording this document is to be returned to: SUSQUEHANNA GATHERING COMPANY I, LLC, Land Department, 1429 Oliver Road, New Milford, PA 18834







**Exhibit "A"**  
**Attached and made part of that certain Amended Declaration of Pooling**  
**effective December 26, 2012**  
**Lyncott Corp Gas Unit**

New Milford Township, Susquehanna County, Pennsylvania

No. on Map	Lease No.	Original Lessor	Original Lessee	Lease Date	Recording Date	Recording Information	Tax Parcel ID	Acres in Pooled Unit
1	109235/000	Carlsen, Carl T & Lois S	Elexco Land Services, Inc.	08/07/2007	09/12/2007	200709977	108.00-2,006.00	115.657
2	109234/000	Carlsen, Jack A & Nita E	Elexco Land Services, Inc.	08/07/2007	09/12/2007	200709976	108.00-2,006.01	9.993
3	109946/000	Empett, Harold Lamont & Kristi Lyn	Elexco Land Services, Inc.	09/07/2007	10/10/2007	200711092	108.00-2,022.00	0.311
4	109945/000	Empett, Harold Lamont & Kristi Lyn	Elexco Land Services, Inc.	09/07/2007	10/10/2007	200711092	108.00-2,023.00	3.917
5	123163/000	Mikalsen, Stanley E	Cabot Oil & Gas Corporation	11/28/2007	01/11/2008	200800386	108.00-2,024.00	2.037
6	123420/000	Florence, Kenneth Jr	Southwestern Energy Production Company	03/18/2011	04/19/2011	201105485	108.00-2,025.00	0.460
7	114745/000	Duane, Janice L	Elexco Land Services, Inc.	08/29/2008	10/01/2008	200815268	108.00-2,026.00	1.298
8	113594/000	Lyncott Corporation	Elexco Land Services, Inc.	06/07/2008	07/08/2008	200809935	108.00-2,027.00	78.859
9A	113594/000	Lyncott Corporation	Elexco Land Services, Inc.	06/07/2008	07/08/2008	200809935	108.00-2,028.00	6.747
9B	113594/000	Lyncott Corporation	Elexco Land Services, Inc.	06/07/2008	07/08/2008	200809935	108.00-2,028.00	8.829
10	114895/000	Buckley, Thomas R	Elexco Land Services, Inc.	09/19/2008	11/06/2008	200816998	108.00-2,029.00	24.680
11	122413/001	Humphry, Tara M	Elexco Land Services, Inc.	11/29/2010	12/27/2010	201023710	108.00-2,030.00	5.002
11	122413/002	Humphry, Christy Lee	Southwestern Energy Production Company	11/29/2010	02/08/2011	201102651	108.00-2,030.00	5.002
12	110626/000	Randall, Richard E & Helen A E	Southwestern Energy Production Company	10/26/2007	11/27/2007	200712826	108.00-2,032.00	38.251
13	112185/000	Howell, Victor L & Maureen J	Elexco Land Services, Inc.	02/29/2008	04/03/2008	200803983	108.00-2,033.00	4.893
14	112185/000	Howell, Victor L & Maureen J	Elexco Land Services, Inc.	02/29/2008	04/03/2008	200803983	108.00-2,034.00	0.182
15	112185/000	Howell, Victor L & Maureen J	Elexco Land Services, Inc.	02/29/2008	04/03/2008	200803983	108.00-2,035.00	1.804
16	121150/000	Randall, Richard E	Elexco Land Services, Inc.	06/15/2010	08/05/2010	201012771	108.00-2,036.00	0.862
17	115185/000	Goff, Richard A & Donna L	Elexco Land Services, Inc.	10/24/2008	12/09/2008	200818418	108.00-2,037.00	0.904
18	112855/000	Lagermasini, Robert J & Wanda	Elexco Land Services, Inc.	05/07/2008	06/03/2008	200807713	108.00-2,038.01	10.040
19	108865/000	Marshall, Mark & Alyce J	Elexco Land Services, Inc.	06/20/2007	07/20/2007	200707621	108.00-2,039.00	55.518
20	114898/000	Taylor, Chris R & Mary E	Elexco Land Services, Inc.	09/22/2008	11/06/2008	200816988	108.00-2,040.00	0.850
21A	108865/000	Marshall, Mark & Alyce J	Elexco Land Services, Inc.	06/20/2007	07/20/2007	200707621	108.00-2,041.00	1.491
21B	108865/000	Marshall, Mark & Alyce J	Elexco Land Services, Inc.	06/20/2007	07/20/2007	200707621	108.00-2,041.00	4.838
22	108865/000	Marshall, Mark & Alyce J	Elexco Land Services, Inc.	06/20/2007	07/20/2007	200707621	108.00-2,042.00	1.755
23	114069/000	Randall, Richard S & Jacalyn E	Elexco Land Services, Inc.	06/23/2008	07/28/2008	200811227	108.00-2,053.00	0.839



**Exhibit "A"**

**Attached and made part of that certain Amended Declaration of Pooling  
effective December 26, 2012**

**Lyncott Corp Gas Unit**

**New Milford Township, Susquehanna County, Pennsylvania**

No. on Map	Lease No.	Original Lessor	Original Lessee	Lease Date	Recording Date	Recording Information	Tax Parcel ID	Acres in Pooled Unit
24	112565/000	Grizzanti, David & Karen	Elexco Land Services, Inc.	04/23/2008	05/16/2008	200806798	109.00-1,081.00	21.549
25A	113394/000	Bark 'Em Squirrel, LLC	Elexco Land Services, Inc.	05/30/2008	06/25/2008	200809149	127.00-1,013.00	10.628
25B	113394/000	Bark 'Em Squirrel, LLC	Elexco Land Services, Inc.	05/30/2008	06/25/2008	200809149	127.00-1,013.00	0.139
26	700163/000	Ritter, George H	Southwestern Energy Production Company	09/29/2011	10/31/2011	201113330	127.00-1,015.00	3.181
27	123645/000	Guthrie, Wesley D & Dorothy M	Southwestern Energy Production Company	04/17/2011	06/16/2011	201107644	127.00-1,015.01	2.772
28	123604/000	Ambrose, James E & Anita F	Southwestern Energy Production Company	03/29/2011	05/12/2011	201106373	127.00-1,016.00	3.515
29	123836/000	Chesna, Irene C	Southwestern Energy Production Company	04/29/2011	06/16/2011	201107645	127.00-1,016.01	4.762
30	115219/000	Chalfant, Raymond	Elexco Land Services, Inc.	10/29/2008	12/09/2008	200818441	127.00-1,017.00	4.481
31	114478/000	Marshman, John R & Diane P	Elexco Land Services, Inc.	08/08/2008	08/27/2008	200813027	127.00-1,079.00	0.637
32	707223/000	Labbe, Joann & Alec E	Cabot Oil & Gas Corporation	09/07/2008	10/22/2008	200816109	127.00-1,018.00	1.271
33	110861/000	Goff, Donna A	Elexco Land Services, Inc.	11/12/2007	01/23/2008	20080802	127.00-1,022.00	2.352
34	114987/000	Stephens, George & Jesse, Rebecca	Elexco Land Services, Inc.	09/10/2008	10/28/2008	200816509	127.00-1,023.00	3.167
35	111328/000	Whitman, James W Sr & Reta M Whitman & Jason B Whitman	Elexco Land Services, Inc.	12/17/2007	01/23/2008	20080805	127.00-1,024.00	1.929
36A	124014/000	Drost, Manfred P & Martha	Southwestern Energy Production Company	05/18/2011	06/16/2011	201107648	127.00-1,025.00	5.363
36B	124014/000	Drost, Manfred P & Martha	Southwestern Energy Production Company	05/18/2011	06/16/2011	201107648	127.00-1,025.00	1.133
37	110927/000	Rudick, Jeffrey A & Anna Marie	Elexco Land Services, Inc.	11/15/2007	01/23/2008	20080803	127.00-1,027.00	10.660
38	114911/000	Jalbert, Robert D	Elexco Land Services, Inc.	09/18/2008	11/06/2008	200816977	127.00-1,028.00	10.208
39	111312/000	Reese, Brian M & Brooke L	Elexco Land Services, Inc.	12/07/2007	01/04/2008	200800116	127.00-1,029.00	10.765
40	123344/000	128 RR1 LLC	Sierra Blue Ridge, LP	09/03/2008	01/30/2009	200901464	127.00-1,031.00	82.822
41A	123294/000	Walworth, Richard L	Cabot Oil & Gas Corporation	09/26/2009	12/02/2009	200917747	128.00-1,001.00	14.750
41B	123294/000	Walworth, Richard L	Cabot Oil & Gas Corporation	09/26/2009	12/02/2009	200917747	128.00-1,001.00	1.318
42	123067/000	Allebach, Marvin S	Cabot Oil & Gas Corporation	02/05/2007	03/08/2007	200702029	127.00-1,019.00	2.342
43	708978/000	Randall, Dennis C & Aimee J	Chesapeake Appalachia, LLC	03/20/2008	05/06/2008	200805936	108.00-2,031.00	10.609
44	708979/000	Scott, Edward T & Beverly J	Chesapeake Appalachia, LLC	03/01/2008	04/30/2008	200805429	108.00-2,038.00	3.725
45	707273/000	Steinhoff, Mark	Cabot Oil & Gas Corporation	04/09/2007	06/19/2007	200706062	108.00-2,004.00	5.269



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**effective December 26, 2012**  
**Lyncott Corp Gas Unit**

New Milford Township, Susquehanna County, Pennsylvania									
No. on Map	Lease No.	Original Lessor	Original Lessee	Lease Date	Recording Date	Recording Information	Tax Parcel ID	Acres in Pooled Unit	
46	707492/000	Cosmello, Donna M & Cosmello, Samuel J	Chesapeake Appalachia, LLC	04/09/2008	06/23/2008	200808941	108.00-2,003.01	7.457	
47	707273/000	Steinhoff, Mark	Cabot Oil & Gas Corporation	04/09/2007	06/19/2007	200706062	108.00-2,004.00	3.100	
48	123330/000	The Button Family Partnership c/o Norman Button & Lois Button Gonzales	Cabot Oil & Gas Corporation	12/02/2009	03/23/2010	201004193	128.00-1,007.00	8.359	
							TOTAL	623.282	















# Exhibit "A"

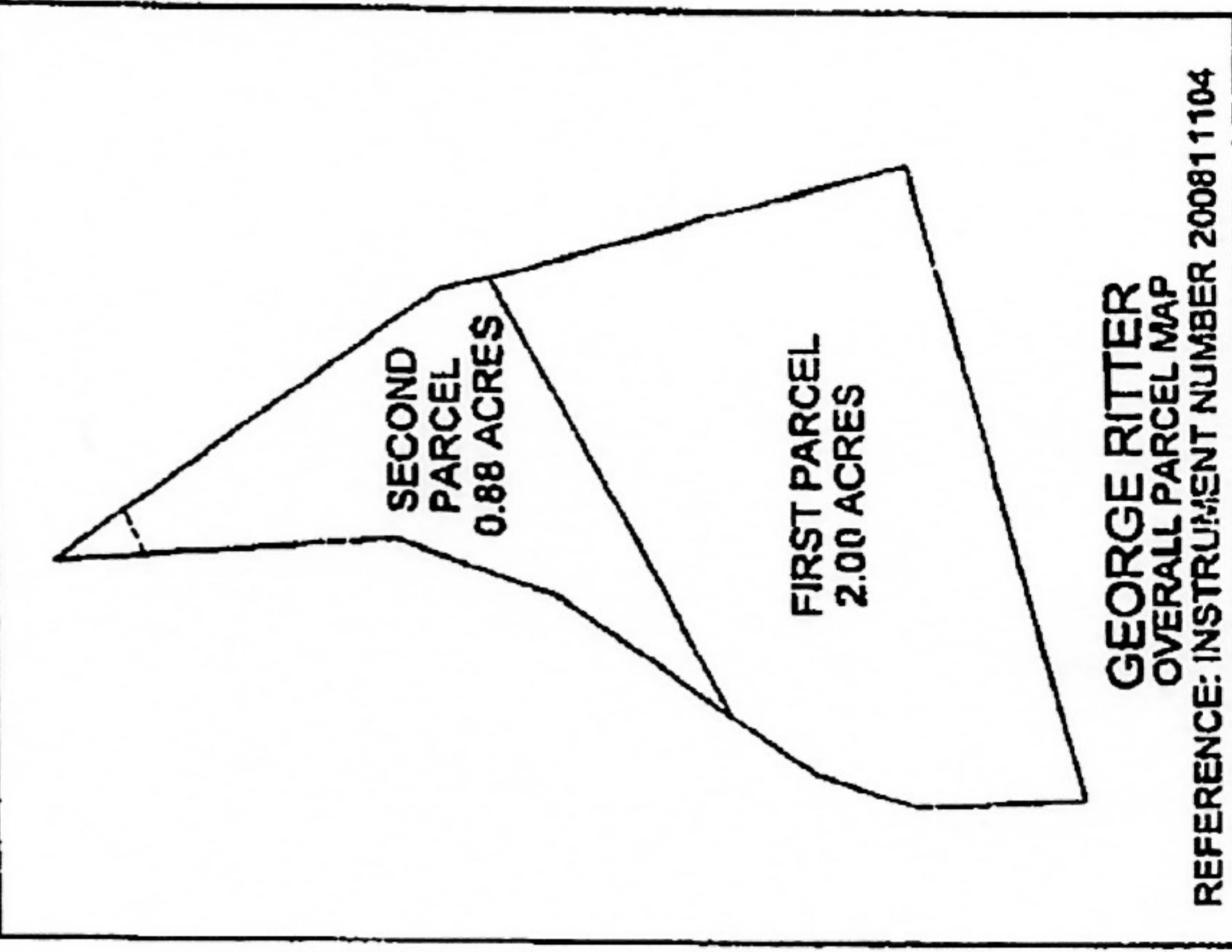
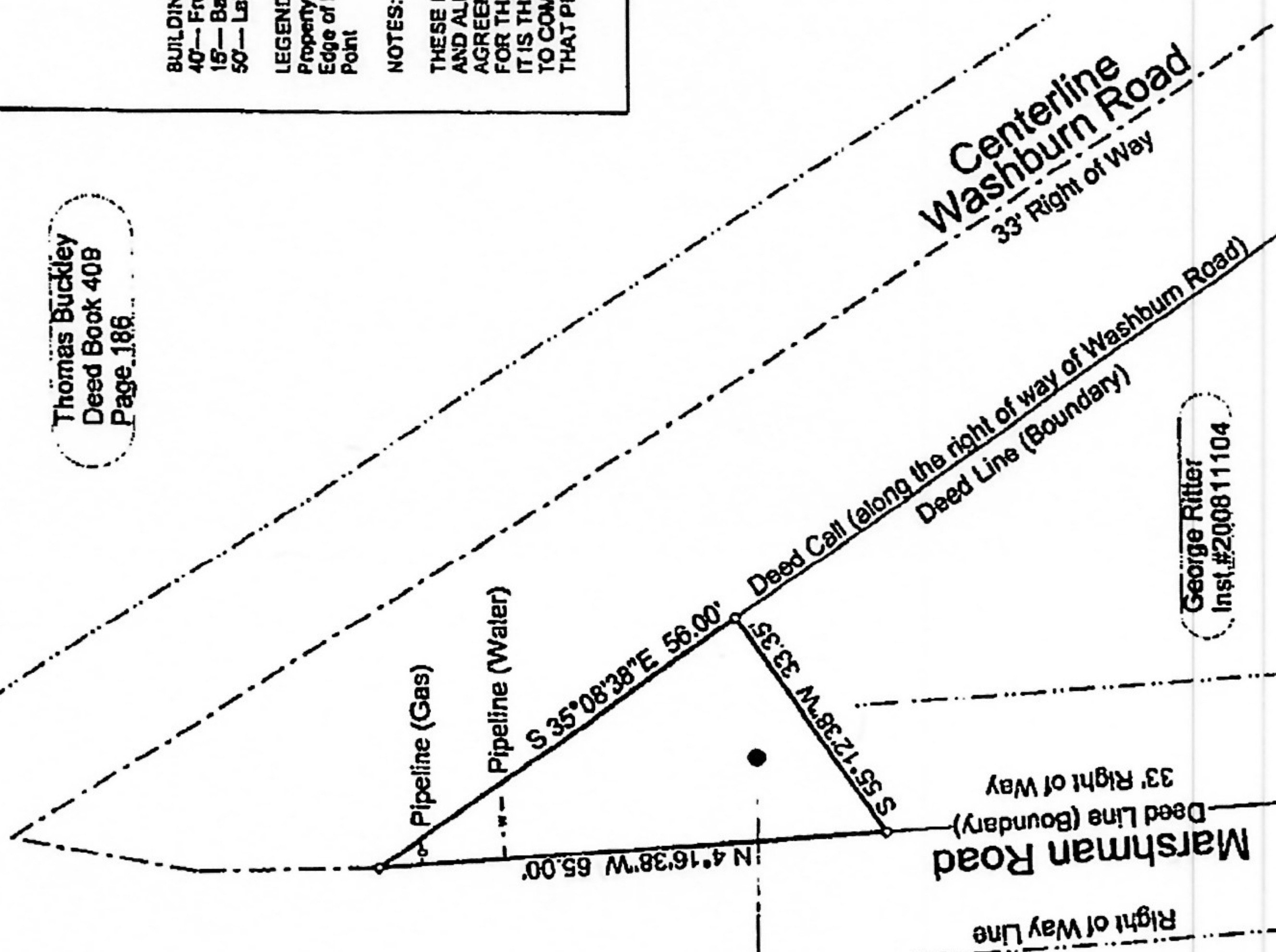
Property Owner Sign Off

Signature: *[Signature]* Date: 8/12/20

Thomas Buckley  
Deed Book 408  
Page 186

Richard E. Randall  
Inst. #201605513

Lot Area  
Area = 933.74 Sq. Feet  
(0.02 Acres)



STATE PLANE COORDINATE GRID

BUILDING SET BACK LINES (Susq. Co. minimum)  
40'— Front from R.O.W. Line of Roadway  
15'— Back & Sidelines  
50'— Lakes, Ponds & Streams

LEGEND  
Property line  
Edge of Road  
Point

NOTES:  
THESE PIECES & PARCELS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS OR AGREEMENTS, THAT MAY BE OF RECORD FOR THESE PREMISES.  
IT IS THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH ALL RULES AND REGULATIONS THAT PERTAIN TO THIS PARCEL.

MAPPING PREPARED FOR  
SUSQUEHANNA GATHERING  
COMPANY I, LLC

LANDS OF  
**GEORGE RITTER**

TOWNSHIP OF: NEW MILFORD COUNTY OF: SUSQUEHANNA STATE OF: PENNSYLVANIA

SCALE BAR 0' 10' 20' 40'

REVISIONS: 1'

Scale: 1" = 20'

Date: Nov. 2019

Map: 2185

SURVEYED BY:  
JOSEPH P. KEMPA, PLS SU54384  
561 STATE ROUTE 1008 Tel: (570) 758-3088  
SUSQUEHANNA PA 18847

Professional Seal: JOSEPH P. KEMPA, P.L.S., Surveyor, No. 12345, State of Pennsylvania

*Joseph P. Kempa, P.L.S.*



# 1 127.00-1,015.00,000.  
 TYPE:R -Residential(Under 10 Acres)  
 Loc: 1121 WASHBURN ROAD  
 Des: 1121 WASHBURN ROAD  
 NEW MILFORD PA 18834

RITTER, GEORGE H

PROPERTY RECORD CARD: SUSQUEHANNA COUNTY  
 (Page 2) As Of 08/20/2021 13:25:45  
 Neighborhood: 3400 - Unknown Neighborhood  
 Zoning.....: -  
 Township.....: 34 - NEW MILFORD TOWNSHIP

ID#	TYPE	DESC.	SIZE	STY	SQFT	AGE/COND	PRICE	FACTOR	VALUE
001	SHED	CLS FRAME	12 x 16	X 1	192	2004 G	2.00	.000	

MISCELLANEOUS BUILDINGS INFORMATION:

TOTAL OUTBUILDING VALUE: 0

Frontage: Depth: Total Lot SqFt:  
 FF?: (Actual Frontage: )  
 Type: Perc:

LOT SF	ACRES	BASERATE	INDX	SLOPE	PROD	\$/ACRE	VALUE
SITE 1.00	1.00	13068				13068	13068
OPEN 1	1.88	1600				1600	3008
OPEN 2							
WOODED							
(							
DEEDED	2.88						16000

AGRICULTURAL USE LAND VALUE \$/ACRE VALUE  
 BASERATE PRODUCTIVITY

SITE 1.00  
 OPEN 1 1.88  
 OPEN 2  
 WOODED  
 ( acres Ineligible) Adjustments 0  
 DEEDED 2.88 CLEAN AND GREEN LAND TOTAL  
 C&G Enrolled? NO Ag Sec Area: Avg Slope: %

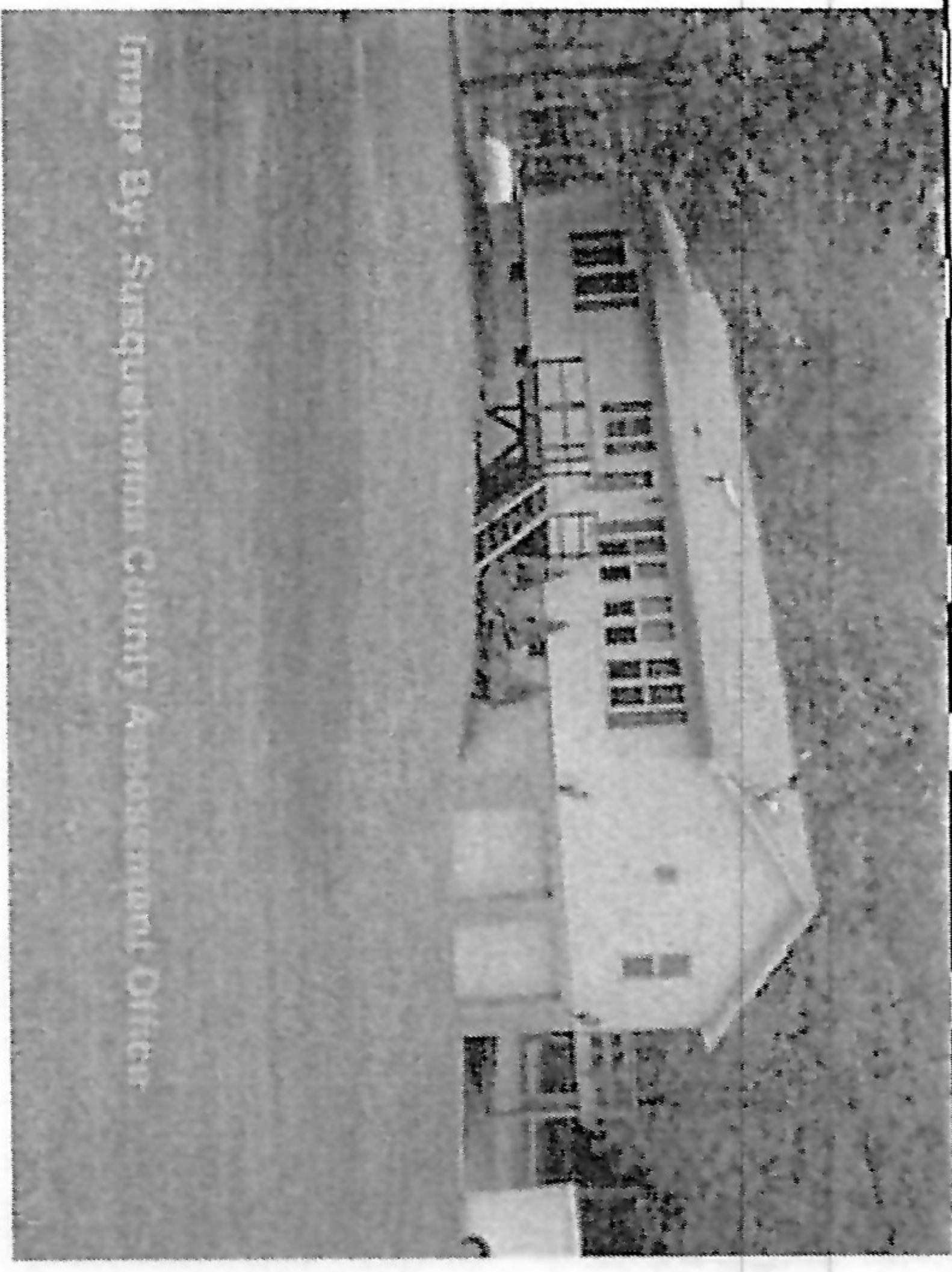


Image By: Susquehanna County Assessment Office

General Remarks:  
 02/20/15 1/93 DEED-COMB/127,14; 10/95-ADDR CHG  
 02/20/15 PER TXCOLL; 6/2001 DEED-TRANSFER TO  
 02/20/15 RHOADS; 7/08-DEED TRNSF RITTER; 10/11-01  
 02/20/15 L/GAS LEASE 201113330;



127.00-1,015.00,000.

SPEC ID: CTL:00033189  
 TIEBACK:  
 School: 1 Nbdhd: 3400  
 Part Interest of

RITTER, GEORGE H

1121 WASHBURN ROAD PA 18834  
 NEW MILFORD  
 LOC: 1121 WASHBURN ROAD

RESIDENTIAL INFORMATION:

Building Descript MODULAR/YELLOW/BROWN SHUTTERS  
 Stories Group... 1  
 Dwelling Type... MANUF  
 Exterior Walls... VINYL  
 Neighborhood Type  
 Heating Dist... STOVE  
 Heating Source...  
 Total/Bed Rooms... 5 /  
 Full/Half Baths... 2 / 0  
 Fireplace Count... 0  
 Central A/C... NO  
 Basement... 100 %  
 LOT Type :  
 Terrain :  
 Sewer : Unknown  
 Water : Well  
 Road :  
 AgScrtly: Sdewlk:  
 GasAval: SpView:  
 Hstric: WtrFnt:  
 RailAvl: TreeCv:  
 MOBILE HOME Class:  
 Park: S  
 Size: X Adhn:  
 LIMITING FACTORS:

	SQFT		SQFT
Living A.	1404	EPrch	0
Open/LA.	0	Porch	0
Unfin Liv	0	Garag	0
Lower LA.	0	Carpt	0
Fin Bsmt.	0	Deck.	224
Basement.	1404	Slab.	0
Gar Bsmt.	600	Obldg	0

( % complete)  
 FINAL RESIDENTIAL VALUE... = 63020  
 OUTBUILDING VALUE... = 0  
 Other Residential ( ) =  
 Other Commercial ( ) =  
 Adjustments... =  
 TOTAL IMPROVEMENT VALUE... = 63000

DATE	FM LAND	FM IMPRV	FM TOTAL	CG LAND	CG IMPRV	CG TOTAL
10/28/2015	8000	31500	39500	0	0	0
11/09/2001	8000	31500	39500			
09/13/1995	8038	31510	39548			
06/24/1993	5425	0	5425			

ASSESSED VALUE HISTORY:

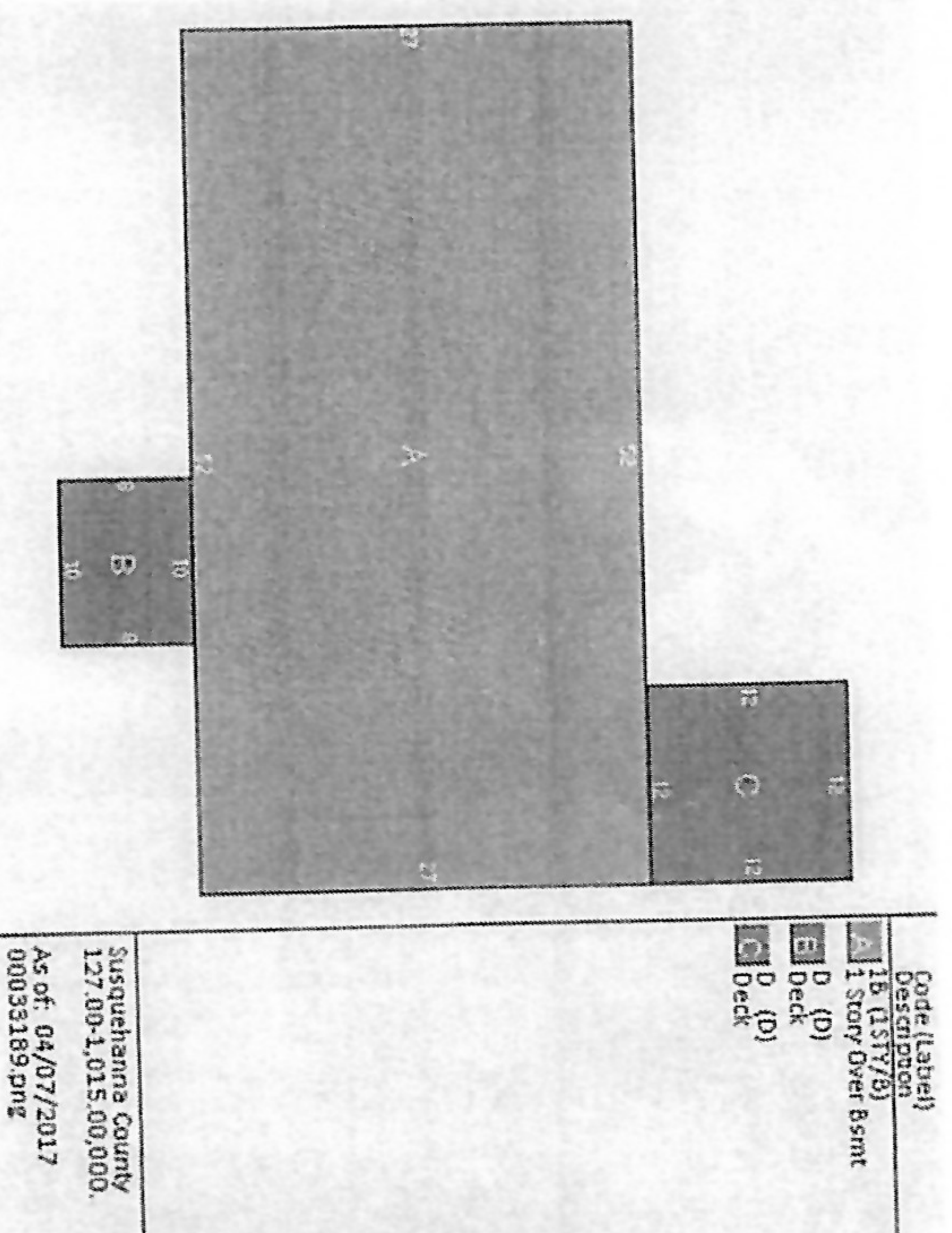
GRANTEE (BUYER)

(Most Recent Purchase - Code:  
 RITTER, GEORGE H  
 RHOADS EDWIN & LORIE  
 DESPRETTER ULRICH & KAZUKO  
 DYER ALLEN G ETAL

INSTRUMENT	DATE	PRICE	ST	AN
Multiple:	Adj Price:	33500		
200811104	07/24/2008	167500		
0565-0681	06/04/2001	85000		
0487-0415	01/25/1993	11500		
0454-0285	06/01/1988	8400		

PROPERTY RECORD CARD: SUSQUEHANNA COUNTY  
 Fair Market Clean & Green: NO

Land -	16000	L -
Imprv -	63000	I -
Total -	79000	T -
Assessed -	39500	A -





108.00-21032.00

R.O.W.

127.00-11015.00

127.00-11015.01

MARSHMAN RD

WASHBURN RD

108.00-21029.00

