

Snyder County, Pennsylvania



COURT HOUSE
P.O. BOX 217
MIDDLEBURG, PA. 17842
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 200904161

Recorded On 7/16/2009 At 9:36:48 AM

Book - 828 Starting Page - 72

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 32174

* Grantor - SHIREY, BARRY P

* Grantee - MARTIN, IRWIN S

User - SLZ

* Customer - MICHAEL T HUDOCK

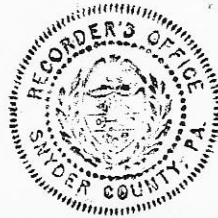
* FEES

STATE TRANSFER TAX	\$7,500.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$10.00
RECORDING FEES -	\$15.00
RECORDER OF DEEDS	
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
MIDD WEST SCHOOL	\$3,750.00
REALTY TAX	
PERRY TOWNSHIP	\$3,750.00
TOTAL PAID	\$15,030.50

RETURN DOCUMENT TO:

MICHAEL T HUDOCK
269 CHESTNUT STREET
MIFFLINBURG, PA 17844

I Hereby CERTIFY that this document is recorded in the Recorder's Office of Snyder County, Pennsylvania



Stacey L. Zerbe
Stacey L. Zerbe
Recorder Of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

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

Book: 828 Page: 72



PIN: 14-03-011

D E E D

THIS INDENTURE made the 1st day of July, 2009.

BETWEEN BARRY P. SHIREY, a single person, of 10457 Route 35, Mt. Pleasant Mills, Pennsylvania 17853, **GRANTOR** and party of the first part,

AND

IRWIN S. MARTIN and ESTHER M. MARTIN, husband and wife, of 231 Brosius Hill Road, Mt. Pleasant Mills, Pennsylvania 17853, as Tenants by the Entireties, **GRANTEES** and parties of the second part.

WITNESSETH that the said party of the first part for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns:

ALL THAT CERTAIN tract of land situate in Perry Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at a pine;

THEN by lands of formerly Philip A. Schnee, Grant Mangel and other lands of formerly John Page, deceased, formerly known as Fritz, now Mrs. Lillian Stuck and Carson Woomer, North 71° East 184 prs. to a Chestnut Oak;

THEN by lands of formerly Grant Mengel, now Ray Mengel, and formerly Jacob Howell and Henry Riner, now Ray Howell, North 25° West 91 prs. to a stone;

THEN by lands of Napolean Brosius heirs, now W. L. Hoffman, South 81° West 30 prs. to a stone;

THEN by same, South 18° West, 24 ½ prs. to stones;

SOUTH 82 1/2° West, 14.8 prs.;

THEN by same, South 13° East, 22 prs.;

THEN by same, S. 82° West, 144 prs. to a White Oak;

THEN by lands of formerly the heirs of John Steiver, deceased and Ammon Ferster, now Mrs. Mildred Maneval et. al., South 37° East, 89 ½ prs. to the place of **BEGINNING**.

CONTAINING eighty-six (86) Acres and sixty-four (64) perches, and the usual allowance of six percent for roads, etc.

WHEREON is erected a two story brick farm house, a frame tenant house, barn and outbuildings.

Excepting from the above tract of land the following:

A tract of land containing 12.07 Acres conveyed from H. Eugene Brosius and Dorothy R. Brosius, his wife, to Ralph H. Stuck and Pauline Stuck, his wife, by Deed dated October 7, 1972, recorded October 10, 1972, in Snyder County Deed Book 120, Page 244.

BEING THE SAME PREMISES which D. Anthony Showalter and Kathryn A. Showalter, his wife, by their Deed dated February 13, 1984, recorded February 13, 1984, in Snyder County Deed Book 168, Page 223, granted and conveyed to Barry P. Shirey.

ALSO EXCEPTING:

A tract of land containing 1.936 Acres conveyed from D. Anthony Showalter and Kathryn A. Showalter, his wife, to Suetta S. Showalter, by deed dated January 5, 1982, recorded January 11, 1982, in Snyder County Record Book 153, Page 91.

UNDER AND SUBJECT to all easements and rights-of-way of record.

EXCEPTING THEREFROM all that certain tract of land situate in Perry Township, Snyder County, Pennsylvania, identified as Lot 2A on the Barry P. Shirey Subdivision Plan recorded in Snyder County Map File 4216, more particularly bounded and described as follows:

Beginning at an iron pin in line of lands of Harold E. and Helen L. Stuck, which iron pin marks the northwest corner of the within described tract;

Then along lands of Harold E. and Helen L. Stuck, North $89^{\circ} 48' 06''$ East, a distance of 79.64 feet to an iron pin;

Then along other lands of Barry P. Shirey, North $89^{\circ} 47' 47''$ East, a distance of 75 feet to an iron pin;

Then continuing along lands of Barry P. Shirey, South $00^{\circ} 12' 03''$ East, a distance of 65 feet to an iron pin;

Then continuing along lands of Barry P. Shirey, South $89^{\circ} 47' 57''$ West, a distance of 148.66 feet to an iron pin in line of lands of Harold E. and Helen L. Stuck

Then along lands of Harold E. and Helen L. Stuck, North $05^{\circ} 27' 03''$ West, a distance of 65.27 feet to an iron pin, the place of beginning.

Containing .226 of an acre of land according to a survey dated May 6, 2009 by D. Allen Hornberger, Registered Surveyor.

THE ACTUAL CONSIDERATION FOR THIS REAL ESTATE TRANSACTION IS \$750,000.

Together with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and in equity, of the said party of the first part, of in, to or out of the said premises and every part and parcel thereof.

To have and to hold the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

The said Grantor, his heirs, executors and administrators does by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that Barry P. Shirey, a single person, the said party of the first part, his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against the said party of the first part and his heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by, through, under them or any of them, shall and will by these presents warrant and forever defend.

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

Signed, Sealed and Delivered
in the presence of:

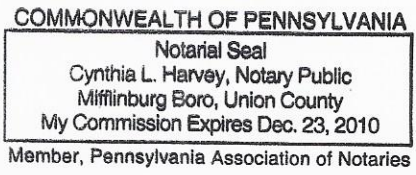
Barry P. Shirey (SEAL)
BARRY P. SHIREY

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF UNION :

On this, the 1st day of July, 2009, before me, the undersigned officer, personally appeared BARRY P. SHIREY, a single person, 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 purpose therein contained.

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

My Commission Expires: Cynthia L. Harvey
NOTARY PUBLIC



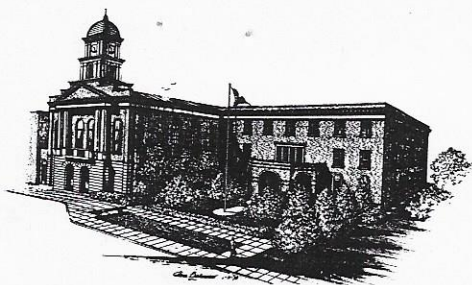
I hereby certify that the address of the within Grantees is

231 Brosius Hill Road
Mt. Pleasant Mills, Pennsylvania 17853

Michael T. Hudock
Attorney/Agent for Grantees

Susan D. Treas
Director

Telephone
(570) 837-4219



Abby L. Freed
Clerk

Telephone
(570) 837-4220

**Snyder County
TAX CLAIM BUREAU**

Dear Property Owner:

This letter is to try and help you understand that because you now own real estate in Snyder County, you will receive tax bills.

TAX BILLS ARE MAILED TWICE A YEAR.

The first billing is on **March 1** and these are the **County/Township/Borough Real Estate Taxes**. (*MINT GREEN*) In addition, **Co/Twp/Per Capita** (*BLUE*) bills are included with the March 1 mailing. Each person over 18 years old in the county pays a per capita tax. (head tax)

The second billing is **August 1**, and these are the **School real estate taxes**. (*MINT GREEN*) If you recently purchased property and did not receive a tax bill for that parcel, the law states that it is **your responsibility** to find out why you never received a bill. The proper thing to do is call your local tax collector for the Twp. or Boro in which your property is located. He or she can tell you where that bill went for your particular map and parcel number. In addition, **school per capita** bills are mailed at this time. (*LAVENDER*)

ALL TAXES BECOME DELINQUENT AFTER DECEMBER 31.

At that time, **all real estate taxes** are returned to the **Snyder County Tax Claim Bureau**. **Unpaid county and school per capita taxes** are returned to **Statewide Tax Recovery**. (1-800-326-9380) **Most township per capita**s are collected by them too, but if you are unsure give us a call.

I'm hoping this letter will help to make you aware that if you own property and you've **never** received your tax bill, they are still due and owing. After Tax Claim receives the delinquent real estate taxes, there are additional penalties and interest added to them. If you have questions about your per capita bill call the Snyder County Assessment Office.

Respectfully,
Susan D. Treas, Director