

# 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 - 200618251  
Recorded On 10/6/2006 At 3:49:49 PM

Book - 1909 Starting Page - 46  
\* Total Pages - 8

\* Instrument Type - DEED  
Invoice Number - 87371  
\* Grantor - PLONSKI, ANTHONY W  
\* Grantee - HERROLD, JARROD D  
\* Customer - THOMAS E. BOOP

\* FEES

STATE TRANSFER TAX	\$2,300.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$19.50
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
LINE MOUNTAIN AREA	\$1,150.00
SCHOOL REALTY TAX	
LOWER AUGUSTA	\$1,150.00
TOWNSHIP	
TOTAL PAID	\$4,646.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
THOMAS E. BOOP  
106 MARKET STREET  
SUNBURY, PA 17801

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: 1909 Page: 46



County Parcel Nos. 28-00-088 and Part of 28-00-053-019

**THIS INDENTURE,**

MADE the 6<sup>th</sup> day of October, in the year Two Thousand Six (2006).

**BETWEEN ANTHONY W. PLONSKI**, widower, of Lower Augusta Township,  
Northumberland County, Pennsylvania, Grantor, Party of the First Part,

A  
N  
D

**JARROD D. HERROLD**, single, of Lower Augusta Township, Northumberland County,  
Pennsylvania, Grantee, Party of the Second Part,

**WITNESSETH**, that 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 party of the second part to the said party 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 party of the second part, his heirs and assigns.

**PARCEL NO. 1:**

**ALL THAT CERTAIN** tract or piece of ground situate in the Township of Lower Augusta, County of Northumberland and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

**BEGINNING** at an iron pipe, said iron pipe being on the northern right-of-way line of Legislative Route No. 49026 leading from Sunbury to Hollowing Run; this same pipe is on line of lands now in the tenure of Ralph Messner; this same pipe is also 25 feet from the center line of the said route; thence along the said right-of-way line, South 61 degrees and 08 minutes

West, 123.37 feet to an iron pipe; thence along same, South 56 degrees and 29 minutes West, 158.5 feet to an iron pipe; thence along the eastern line of Township Route No. 1471 which leads from L. R. No. 49026 to Route No. 147, North 88 degrees West, 24.41 feet to an iron pipe; thence North 26 degrees 02 minutes West, 34.29 feet to an iron pipe; thence North 9 degrees and 38 minutes West, 115.91 feet to an iron pipe; thence North 18 degrees 09 minutes West, 97 feet to an iron pipe; thence along lands now or formerly of Lester C. Young and Mildred V. Young, North 76 degrees 22 minutes East, 323.5 feet to an iron pipe on line of lands of the said Messner; thence along the said Messner, South 5 degrees 07 minutes East, 323.5 feet to an iron pipe, the place of **BEGINNING. CONTAINING** 1.49 Acres, more or less.

**BEING** the same premises which Lester C. Young and Mildred V. Young, husband and wife, by their Deed dated March 7, 1972 and recorded March 7, 1972 in the Office for the Recording of Deeds in and for Northumberland County, Pennsylvania, in Deed Book 499 at Page 699, granted and conveyed unto Anthony W. Plonski and Sharon A. Plonski, husband and wife; whereupon following the death of Sharon A. Plonski on April 27, 2002, title vested in Anthony W. Plonski, surviving tenant by the entirety, Grantor herein.

**PARCEL NO. 2:**

**ALL THOSE CERTAIN** pieces or parcels of land situate, lying and being in the Township of Lower Augusta, County of Northumberland and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT #1: BEGINNING** at a stone, corner of this and land now or formerly of G. A. Riland, and on a line of land now or formerly of James A. Riland; thence by land formerly of Jacob Snyder, now Tract No. 2, South eighty-three and three-fourths (83-3/4) degrees East forty (40) perches to a stone; thence by same, South twelve and one-half (12-1/2) degrees East one hundred thirty (130) perches to a stone; thence by land now or formerly of James A. Riland, North eighty-two and three-fourths (82-3/4) degrees West forty (40) perches to a stone; thence by land now or formerly of G. A. Riland; North twelve and one-half (12-1/2) degrees West one hundred thirty and four tenths (130.4) perches to the place of **BEGINNING. CONTAINING** thirty-two (32) acres and seventy-five (75) perches, strict measure.

**TRACT #2: ON** the north by lands now or formerly of Edwin Boyer; on the west by lands now or formerly of Earl Snyder, and Tract No. 1; on the south by lands now or formerly of Ralph and Sara Messner; and on the east by lands now or formerly of Ralph and Sara Messner. **CONTAINING** seventy-one (71) acres, more or less. **WHEREON** are erected a frame dwelling house, a bank barn and other outbuildings.

The said tracts are conveyed subject to the right-of-way of the Pennsylvania Power and Light Company.

**EXCEPTING AND RESERVING** as appears in the Deed of James Y. Brumbach

and Pauline G. Brumbach, his wife, to Lester C. Young and Mildred V. Young, his wife, dated June 19, 1967 and recorded June 19, 1967, in Deed Book No. 467, Page 777 of Northumberland County, Pennsylvania.

**AND ALSO EXCEPTING** 1.49 acres, more or less which Lester C. Young and Mildred V. Young, his wife, by their deed dated March 7, 1972 and recorded March 7, 1972, in Deed Book No. 499, Page 699, of Northumberland County, Pennsylvania, granted and conveyed unto Anthony W. Plonski and Sharon A. Plonski, his wife, and the parties of the second part herein.

**BEING** the same premises which Sharon A. Plonski, Executrix of the Estate of Lester C. Young, Barbara L. Tyler and Robert L. Tyler, her husband, and Kenneth L. Young and Susan K. Young, husband and wife, by their Deed dated June 25, 1984 and recorded September 10, 1984 in the Office for the Recording of Deeds in and for Northumberland County, Pennsylvania, in Record Book 598 at Page 472, granted and conveyed unto Anthony W. Plonski and Sharon A. Plonski, husband and wife; whereupon following the death of Sharon A. Plonski on April 27, 2003, title vested in Anthony W. Plonski, surviving tenant by the entirety. Grantor herein.

**EXCEPTING AND RESERVING, HOWEVER, ALL THAT CERTAIN** tract of land containing 2.11 acres which Anthony W. Plonski and Sharon A. Plonski, husband and wife, conveyed to Timothy P. Rebeck and Diane M. Rebeck, husband and wife, by Deed dated November 21, 1987 and recorded December 3, 1987 in Northumberland County Record Book 702 at Page 54.

**ALSO, EXCEPTING AND RESERVING, HOWEVER, ALL THAT CERTAIN** tract of land containing 3.941 acres which Anthony W. Plonski is conveying contemporaneously herewith to George Reynolds; said tract being more fully described as follows:

**BEGINNING** at the southwestern corner of the within described lot, in the centerline of S.R. 4017; thence crossing the northern right-of-way of S.R. 4017 and along other lands now or formerly of Anthony W. Plonski, North fourteen (14) degrees twenty-one (21) seconds fifteen (15) seconds West, five hundred forty-nine and sixty-one hundredths (549.61) feet through a set iron pin to a set mag nail in the centerline of T-471 (Riland Road); thence along the centerline of T-471 (Riland Road), North seventy-six (76) degrees twenty-nine (29) minutes sixteen (16) seconds East, two hundred seventeen and four hundredths (217.04) feet to a point; thence continuing along same, North eighty (80) degrees twenty-nine (29) minutes eight (08) seconds East, eighty-four and forty-eight hundredths (84.48) feet to a point; thence continuing through T-471 (Riland Road) to corner of other land of Anthony W. Plonski (Tract No. 1 above described), North eighty-one (81) degrees thirty-nine (39) minutes twenty-nine (29) seconds East, eighty and eight hundredths (80.08) feet to a found iron pipe; thence along said other lands of Anthony W. Plonski (Tract No. 1 above described), South twenty-four (24) degrees forty-two (42) minutes twenty-nine (29) seconds East, ninety-seven and fourteen hundredths (97.14) feet to a point; thence along same, South sixteen (16) degrees fifteen (15) minutes fifty-two (52) seconds East,

one hundred fifteen and ninety-one hundredths (115.91) feet to a point; thence along same, South thirty-three (33) degrees twenty-two (22) minutes five (05) seconds East, thirty-three and ninety hundredths (33.90) feet to a found iron pipe; thence along same, North eighty-five (85) degrees thirty-one (31) minutes twenty-eight (28) seconds East, twenty-four and thirty-four hundredths (24.34) feet to a found iron pipe; thence along same and crossing the northern right-of-way of S.R. 4017 to the centerline of said S.R. 4017, South forty (40) degrees four (04) minutes eleven (11) seconds East, twenty-six and thirty-four hundredths (26.34) feet to a set mag nail; thence along the centerline of S.R. 4017, a delta angle of two (02) degrees fifty-seven (57) minutes thirty-five (35) seconds, an arc of one hundred seventeen and twenty-five hundredths (117.25) feet, a radius of two thousand two hundred sixty-nine and seventy-four hundredths (2,269.74) feet and a chord of South forty-six (46) degrees forty (40) minutes forty (40) seconds West, one hundred seventeen and twenty-four hundredths (117.24) feet; thence along the said centerline of S.R. 4017, South forty-five (45) degrees eleven (11) minutes fifty-two (52) seconds West, three hundred forty-three and sixty-eight hundredths (343.68) feet to a point; thence along the said centerline of S.R. 4017, a delta angle of one (01) degree seven (07) minutes sixteen (16) seconds, an arc of fifty-seven and forty hundredths (57.40) feet, a radius of two thousand nine hundred thirty-three and forty-three hundredths (2,933.43) feet and a chord of South forty-five (45) degrees forty-five (45) minutes thirty (30) seconds West, fifty-seven and forty hundredths (57.40) feet to the point or place of **BEGINNING. CONTAINING** 3.941 acre as per the Subdivision Plan prepared by Keefer & Associates for Anthony W. Plonski.

**PARCEL NO. 2 DESCRIBED ABOVE BEING MORE FULLY DESCRIBED, LESS THE REYNOLDS EXCEPTION,** in a perimeter survey prepared by Keefer & Associates as a part of a Subdivision Plan for Anthony W. Plonski which is recorded in Northumberland County Map Book 48 at Page 6, and being more fully set forth as follows:

**BEGINNING** at the southwest corner of the within described tract; thence along lands now or formerly of Gary L. and Susan D. Riland, North eighty-three (83) degrees twenty-one (21) minutes ten (10) seconds East, six hundred sixty-two and twenty-seven hundredths (662.27) feet to a point in the center of S.R. 4017; thence along the center of S.R. 4017 on a curve to the left, a radius of two thousand nine hundred thirty-three and forty-three hundredths (2,933.43) feet, and a chord of North forty-nine (49) degrees forty-seven (47) minutes twenty-three (23) seconds East, three hundred fifty-five and twenty-two hundredths (355.22) feet to a set mag nail; thence crossing the northern right-of-way of S.R. 4017 and along other lands now or formerly of Anthony W. Plonski, North fourteen (14) degrees twenty-one (21) seconds fifteen (15) seconds West, five hundred forty-nine and sixty-one hundredths (549.61) feet through a set iron pin to a set mag nail in the centerline of T-471 (Riland Road); thence along the centerline of T-471 (Riland Road), North seventy-six (76) degrees twenty-nine (29) minutes sixteen (16) seconds East, two hundred seventeen and four hundredths (217.04) feet to a point; thence continuing along same, North eighty (80) degrees twenty-nine (29) minutes eight (08) seconds East, eighty-four and forty-eight hundredths (84.48) feet to a point; thence continuing through T-471 (Riland Road) to corner of other land of Anthony W. Plonski (Tract No. 1 above described), North eighty-one (81) degrees thirty-nine (39) minutes twenty-nine (29) seconds East, eighty and

eight hundredths (80.08) feet to a found iron pipe; thence along said other land of Anthony W. Plonski (Tract No. 1 above described), North sixty-nine (69) degrees forty-five (45) minutes forty (40) seconds East, three hundred twenty-four and ninety-five hundredths (324.95) feet to a point; thence along land now or formerly of Heather A. Messner, North eleven (11) degrees thirteen (13) minutes twenty (20) seconds West, five hundred forty-five and ninety-seven hundredths (545.97) feet to a point; thence along land now or formerly of Timothy P. and Diane M. Rebuck, South eighty-four (84) degrees thirty-three (33) minutes fifty (50) seconds East, three hundred sixty-seven (367.00) feet to a point; thence along said lands now or formerly of Timothy P. and Diane M. Rebuck, North ten (10) degrees fifty-nine (59) minutes forty (40) seconds West, two hundred fifty-two and fifteen hundredths (252.15) feet to a point; thence along same, North eighty-four (84) degrees thirty-three (33) minutes fifty (50) seconds East, three hundred sixty-six (366.00) feet to a point; thence along land now or formerly of Heather A. Messner, North eleven (11) degrees thirteen (13) minutes twenty (20) seconds West, eight hundred forty-seven and ninety-one hundredths (847.91) feet to a point at the northeast corner of the within described tract; thence along land now or formerly of Jeffrey P. Pontius, South eighty-two (82) degrees forty-three (43) minutes forty (40) seconds West, two thousand six hundred ninety-five and sixty-three hundredths (2,695.63) feet to a point at the northwest corner of the within described tract; thence along land now or formerly of the James A. and Charlotte M. Riland Living Trust, South two (02) degrees twenty-eight (28) minutes forty (40) seconds West, two hundred ninety-eight and ninety-three hundredths (298.93) feet to a point; thence along land now or formerly of the James A. and Charlotte M. Riland Living Trust, North eighty-four (84) degrees twenty-eight (28) minutes ten (10) seconds West, one thousand one hundred fifteen and forty-eight hundredths (1,115.48) feet to a point; thence along same, South eleven (11) degrees twenty-four (24) minutes thirty (30) seconds West, one thousand two hundred forty-three and seventeen hundredths (1,243.17) feet to a point; thence along land now or formerly of Richard L. and Shirley M. Kantz, North seventy-one (71) degrees forty-three (43) minutes thirty (30) seconds East, four hundred ninety-three and fifty-two hundredths (493.52) feet to a point; thence along land now or formerly of Martin S. and Erin M. Eltringham, North twenty-one (21) degrees thirty (30) minutes forty (40) seconds West, three hundred forty-three and sixty-one hundredths (343.61) feet to a point; thence along same, North seventy-three (73) degrees thirty-eight (38) minutes zero (00) seconds West, three hundred fifty (350.00) feet to a point; thence along same, South twenty-one (21) degrees thirty (30) minutes forty (40) seconds East, three hundred forty-five and eighty-three hundredths (345.83) feet to a point; thence along same, South seventy-three (73) degrees fifty-nine (59) minutes thirty (30) seconds East, two hundred nine and seventy hundredths (209.70) feet to a point; thence along land now or formerly of Richard L. and Shirley M. Kantz, South eighteen (18) degrees thirteen (13) minutes fifty (50) seconds East, three hundred six and sixty-two hundredths (306.62) feet to a point; thence along same, South seventy-seven (77) degrees zero (00) minutes twenty (20) seconds West, six hundred sixty-seven and six hundredths (667.06) feet to a point; thence along land now or formerly of the James A. and Charlotte M. Riland Living Trust, South eleven (11) degrees twenty-four (24) minutes thirty (30) seconds East, six hundred sixty-one and two hundredths (661.02) feet to the southwest corner of the within described tract and the place of **BEGINNING. CONTAINING** seventy-nine and ninety-seven hundredths (79.97) acres as per the perimeter survey by Keefer & Associates.

**THE ACTUAL CONSIDERATION OF THIS REAL ESTATE TRANSACTION IS TWO HUNDRED THIRTY THOUSAND (\$230,000.00) DOLLARS.**

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise 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 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 party of the second part, his heirs and assigns, to and for the only proper use and behoof of said party of the second part, his heirs and assigns forever.

**AND** the said Grantor, Party of the First Part, his heirs, executors, and administrators, do by these presents, covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that he, the said Grantor, 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 party of the second part, his 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, shall and will, by these presents **SPECIALY 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 written above.

WITNESS:

  
\_\_\_\_\_

  
Anthony W. Ploski

