

DEED

THIS DEED made this 28th day of December, 2012,

BETWEEN

CARROLL B. SPRENKLE and JEFFREY CARTY, CO-EXECUTORS OF THE ESTATE OF MILDRED N. DARR, Late, of Lack Township, Juniata County, Pennsylvania, hereinafter called **GRANTORS**,

AND

DAVID F. SPRENKLE and ESTHER M. SPRENKLE, husband and wife, of 3478 Horst Lane, Chambersburg, Pennsylvania 17202, hereinafter called **GRANTEES**,

WITNESSETH THAT, WHEREAS, Mildred N. Darr, late of Lack Township, Juniata County, Pennsylvania, died April 5, 2012, testate, having made a Last Will and Testament, dated December 23, 2009, since her death duly probated and recorded in the Office of the Register of Wills of Juniata County, Pennsylvania, in Estate File No. 3412-0033; and,

WHEREAS, Letters Testamentary on the Estate of Mildred N. Darr were granted to Jeffrey Carty, Carroll B. Sprenkle and David F. Sprenkle on April 27, 2012 by the Register of Wills for Juniata County, Pennsylvania; and,

WHEREAS, the Executors did present a petition to the Orphans' Court Division of the Court of Common Pleas of Juniata County, Pennsylvania, in which all interested parties joined in petitioning the Court to make an order pursuant to 20 Pa. C.S.A. §3356 of the Fiduciaries Act of 1972, June 30, P.L. 508, No. 164, Section 2 of 1972 permitting the purchase of the decedent's real estate by David F. Sprenkle, one of the Co-Executors of

the decedent's estate, and his wife, Esther M. Sprenkle, for the sum of
dollars; and,

WHEREAS, the Court, by Order dated December 17, 2012, authorized the sale and directed Jeffrey Carty and Carroll B. Sprenkle, two of the Co-Executors of the decedent's estate, to make, execute and deliver a deed for said real estate to David F. Sprenkle and Esther M. Sprenkle, his wife. A true copy of said Order of Court is recorded among the records of the Recorder of Deeds and Register of Wills of Juniata County at Instrument No. 201205341.

NOW, THIS DEED WITNESSETH that the said Grantors for and in consideration of the sum of dollars paid into the estate of the said Mildred N. Darr, late, the receipt whereof is hereby acknowledged, by force and virtue of the Order of Court aforesaid, do hereby grant and convey unto the sad David F. Sprenkle and Esther M. Sprenkle, his wife, the Grantees above named, and to their heirs and assigns, in fee simple,

TRACT NO. 1: ALL that certain lot or parcel of land situate in Black Log Valley, Lack Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a nail in the center line of Township Road No. 371 leading from Orbisonia to Reed's Gap (Black Log Valley Road) at a corner common to the parcel herein conveyed and lands now or formerly of Murray Brandt, et al; thence along the center line of said Township Road No. 371, North 83 degrees 04 minutes 00 seconds East, 211.10 feet to a nail in the center line of said road; thence continuing along the center line of said road, North 68 degrees 46 minutes 00 seconds East, 64.60 feet to a nail in the center line of said road; thence continuing along the center line of said road, North 36 degrees 46 minutes 00 seconds East, 80.50 feet to a nail in the center line of said road at a corner common to the parcel herein conveyed and lands now or formerly of Dorothy W. Krause; thence by said lands now or formerly of Krause, South 78 degrees 31 minutes 00 seconds East, 60.70 feet to an iron

pin; thence continuing by said lands now or formerly of Krause, South 36 degrees 49 minutes 00 seconds East, 100 feet to a set iron pin at a corner common to the parcel herein conveyed and Parcel No. 2 described below; thence by said Parcel No. 2 described below, South 41 degrees 01 minute 11 seconds West, 391.44 feet to a set iron pin at a corner common to the lot herein conveyed and Parcel No. 1 described below; thence by Parcel No. 1 described below, North 32 degrees 07 minutes 40 seconds West, 328.89 feet to a nail in the center line of Township Road No. 371 at the place of beginning.

HAVING ERECTED thereon a one and one-half (1-1/2) story frame asbestos roof bungalow with three rooms.

THE courses and distances as hereinbefore set forth are in accordance with a survey made by Samuel P. Sherman in 1984, a draft prepared in connection with said survey being recorded at Juniata County Deed Book Volume 132, Page 562.

BEING the same real estate which Ira B. Krause and Annie L. Krause, his wife, by Deed dated November 21, 1958, and recorded on November 21, 1958 among the records of the Recorder of Deeds of Juniata County, Pennsylvania, in Deed Book Volume 92, Page 169, conveyed to Lenus S. Darr and Mildred N. Darr, his wife; and the said Lenus S. Darr died on March 15, 1999, thereby vesting full title to said real estate in Mildred N. Darr, the decedent herein.

TRACT NO. 2: ALL those two certain plots or parcels of land situated in Lack Township, Juniata County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a nail in the center line of Township Road No. 371 leading from Orbisonia to Reed's Gap, a corner common to the parcel herein conveyed and property now or formerly of Charles E. Reeder et al; thence along line of lands now or formerly of Charles E. Reeder et al and lands now or formerly of Dorothy W. Krause, South 44 degrees 40 minutes East, 276.3 feet to an iron pin; thence along lands now or formerly of Dorothy W. Krause, North 67 degrees 16 minutes 19 seconds East, 431.87 feet to an iron pin at a corner common to the parcel herein conveyed, Tract No. 1 described above, and Parcel No. 2 described below; thence along Tract No. 1 described above, North 32 degrees 07 minutes 40 seconds West, 328.89 feet to a nail in the center line of Township Road No. 371; thence along the center line of Township Road No. 371, South 76 degrees 37 minutes West, 51.7 feet to a nail, South 70 degrees West, 51.8 feet to a nail, and South 55 degrees 30 minutes West, 386 feet to a nail in the center line of Township

Road No. 371 at the place of beginning. CONTAINING 3.24 acres, AND BEING DESIGNATED as Parcel 5 on the survey hereinafter referred to.

PARCEL NO. 2: BEGINNING at an iron pin at a corner common to the parcel herein described, Parcel No. 1 hereinbefore described, and Tract No. 1 described above; thence North 67 degrees 16 minutes 19 seconds East, 401 feet along lands now or formerly of Dorothy W. Krause to an iron pin; thence along lands now or formerly of Dorothy W. Krause, North 36 degrees 49 minutes West, 180.2 feet to an iron pin at a corner common to the parcel herein described and Tract No. 1 described above; thence along Tract No. 1 described above, South 41 degrees 1 minute 11 seconds West, 391.44 to an iron pin at the place of beginning. CONTAINING .8 acre, and being designated as Parcel 6 on the survey hereinafter referred to.

THE courses and distances as hereinbefore set forth are in accordance with survey made by Samuel P. Sherman in 1984, draft prepared in connection with said survey being recorded at Juniata County Deed Book Volume 132, Page 562.

BEING the same two parcels of real estate which Dorothy W. Krause, widow, by Deed dated November 20, 1984, and recorded on November 20, 1984, among the records of the Recorder of Deeds of Juniata County, Pennsylvania, in Deed Book Volume 132, Page 559, conveyed to Lenus S. Darr and Mildred N. Darr, husband and wife; and the said Lenus S. Darr died on March 15, 1999, thereby vesting full title to said real estate in Mildred N. Darr, the decedent herein.

AND the Grantors do hereby covenant with the said Grantees, their heirs and assigns, that said Grantors have not, at any time heretofore, done or suffered any act, matter or thing whatsoever whereby the said premises hereby granted and conveyed, or any part thereof, is, or can be, impeached or encumbered in title, estate, or otherwise howsoever.

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

Sealed and delivered in the presence of

Opus Nelson

Carroll B Sprenkle (SEAL)
Carroll B. Sprenkle

Opus Nelson

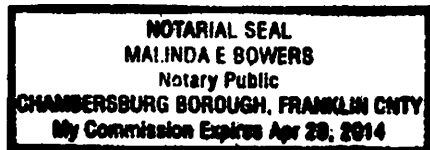
Jeffrey Carty (SEAL)
Jeffrey Carty

Co-Executors of the Estate of Mildred N. Darr, Late

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF FRANKLIN :

On this, the 28th day of December, 2012, before me, a Notary Public, personally appeared **Carroll B. Sprenkle, one of the Co-Executors of the Estate of Mildred N. Darr, Deceased**, 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 in the capacity therein stated for the purposes therein contained.

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



Malinda E Bowers
Notary Public

My commission expires: 4/28/2014

I maintain an office in: _____

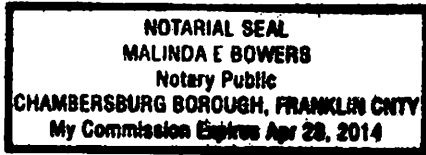
COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF FRANKLIN

On this, the 28th day of December, 2012, before me, a Notary Public, personally appeared **Jeffrey Carty, one of the Co-Executors of the Estate of Mildred N. Darr, Deceased**, 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 in the capacity therein stated for the purposes therein contained.

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



Malinda E Bowers
Notary Public
My commission expires: 4/28/2014
I maintain an office in: _____

I hereby certify that the Grantees' precise residence and complete post office address is: 3478 Harst Lane, Chambersburg, PA 1702

Witness my hand this 11th day of January, 2013.

Mark [Signature]
Agent/Attorney for Grantees