

NOVA 938 PAGE 152

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Quit Deed

Made the 3rd day of APRIL Nineteen hundred and eighty (1980).

Between CHALMER W. SMITH and VIOLET M. SMITH, his wife, of the Township of Gamble, County of Lycoming and Commonwealth of Pennsylvania, Parties of the First Part, GRANTORS

A N D

THOMAS E. SMITH, of the Township of Gamble, County of Lycoming and Commonwealth of Pennsylvania, Party of the Second Part, GRANTEE

FILED
LYCOMING COUNTY
APR 7 4 19 PM '80
MARY G. MOSSER
RECORDER OF DEEDS

Witnesseth, That in consideration of One (\$1.00) -----

----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee

All that certain piece, parcel and tract of land situate in the Township of Gamble, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner and post at adjoining lands of William Smith and Rook, formerly Lawrence Bower, South seventy-two and three-fourths degrees West, one thousand one hundred forty-eight and four-tenths feet (S 72 3/4° W, 1,148.4 Ft.) to a stone heap; thence by lands of Jonathan Ulmer, now Smith, North three and one-half degrees East, three thousand three hundred eight feet (N 3 1/2° E, 3,308 Ft.), more or less, to a public road leading from Rose Valley to Cascade; thence along the said public road in an Easterly direction, one thousand one hundred forty-seven feet (1,147 Ft.) to an iron pin; thence along lands of Ely and William Smith, South four degrees West, two thousand seven hundred feet (S 4° W, 2,700 Ft.), more or less, to a post and stone and stone corner, the point and place of beginning.

BEING the same premises conveyed to Chalmer W. Smith and Violet M. Smith, his wife, Grantors herein, by Deed of Harry F. Freezer and Florence E. Freezer, his wife, dated June 1, 1960, and recorded in Lycoming County Deed Book 467, Page 310.

Also the free and uninterrupted use, liberty and privilege of and passage in and along a certain road of eighteen feet (18 Ft.) in breadth, more fully described by metes and bounds in the Deed of Daniel J. Ulmer, et ux, to Jacob E. Ulmer, dated March 26, 1904, and recorded in Lycoming County Deed Book 185, Page 217, as by reference thereto will more fully appear. Notice is also directed to a certain agreement between Jacob E. Ulmer and R. Matilda Ulmer, his wife, and Harold F. Smith, as recorded in Lycoming County Deed Book 291, Pages 250-251, and particularly to the second paragraph thereof which states

"Both agree to do their full share to keep the road in reasonable condition of repair". The free and uninterrupted use, right, liberty and privilege of using the road aforesaid shall extend to the heirs and assigns of the owner of both tracts of land being the tract this day sold to Chalmer W. Smith and Violet M. Smith, his wife, by Deed of Harry F. Freezer and Florence E. Freezer, his wife.

EXCEPTING AND RESERVING, HOWEVER, out of the above described premises, a Deed from Chalmer W. Smith and Violet M. Smith, his wife, to James A. Winters and Arlene L. Winters, his wife, dated May 6, 1967, and recorded in Lycoming County Deed Book 527, Page 495.

ALSO, ALL those two (2) certain pieces, parcels and lots of land situate in the Township of Gamble, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. ONE: BEGINNING at a post; thence by land of Richard Calvert, North seventy-eight degrees East, seventy-two perches (N 78° E, 72 P.) to a beach witness; thence South three degrees West, two hundred twenty-three perches (S 3° W, 223 P.) to post hemlock witness; thence by land of Lush, South sixty-eight degrees West, seventy-seven perches (S 68° W, 77 P.) to a post; thence by lands of Jonathan Ulmer, North three degrees East, two hundred thirty-eight perches (N 3° E, 238 P.) to the post, the place of beginning. Containing one hundred acres and forty-two perches (100 A. 42 P.), strict measure.

PARCEL NO. TWO: BEGINNING at a post; thence North seventy-eight degrees East, thirty and six-tenths perches (N 78° E, 30.6 P.) to a post; thence South one degree West, two hundred eleven perches (S 1° W, 211 P.) to a hemlock; thence South sixty-nine degrees West, thirty-nine perches (S 69° W, 39 P.) to a laurel; thence North one degree East, two hundred seventeen perches (N 1° E, 217 P.) to the place of beginning. Containing fifty acres (50 A.).

BEING the same premises conveyed to Chalmer W. Smith and Violet M. Smith, his wife, Grantors herein, by Deed of William F. Smith and Gertrude C. Smith, his wife, dated August 28, 1962, and recorded in Lycoming County Deed Book 489, Page 1107.

EXCEPTING AND RESERVING, HOWEVER, out of the above described premises, the following:

1. Deed from William J. Gates, former owner, to John Ely, dated March 11, 1915, and recorded in Lycoming County Deed Book 220, Page 149, containing seven acres (7 A.), more or less.
2. Deed from William F. Smith to Harold F. Smith, et ux, containing one acre (1 A.).
3. Deed from William F. Smith to George Steinback, et ux, containing one acre (1 A.).
4. Deed from Chalmer W. Smith and Violet M. Smith, his wife, to Annette Wallace, dated August 28, 1978, and recorded in Lycoming County Deed Book 875, Page 15.
5. Deed from Chalmer W. Smith and Violet M. Smith, his wife, to Roger W. Smith and Casandra D. Smith, his wife, dated August 28, 1978, and recorded in Lycoming County Deed Book 875, Page 19.
6. Deed from Chalmer W. Smith and Violet M. Smith, his wife, to Reed E. Easton and Mildred A. Easton, his wife, dated 1966, and recorded in Lycoming County Deed Book 521, Page 65, on July 5, 1966.
7. Deed from Chalmer W. Smith and Violet M. Smith, his wife, to Bonnie Y. Pickels, dated October 20, 1978, and recorded in Lycoming County Deed Book 882, Page 213.

This is a conveyance from parent to child and is, therefore, exempt from the Pennsylvania and local Township real estate transfer taxes.

REALTY TRANSFER TAX
 AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
 BOOK NUMBER 938
 PAGE NUMBER 154
 DATE RECORDED 4-7-80

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
 (COMPLETE FOR ALL TRANSACTIONS)

Chalmer W. Smith and Violet M. Smith, his wife Trout Run, Pennsylvania, 17771.
GRANTOR(S) ADDRESS ZIP CODE

Thomas E. Smith Trout Run, Pennsylvania, 17771.
GRANTEE(S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:
Gamble Township, Lycoming County, Pennsylvania.
R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ _____ HIGHEST ASSESSED VALUE \$ _____
 FAIR MARKET VALUE \$ _____ REALTY TRANSFER TAX PAID \$ _____

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT REASON (5) AND CITE PORTION OF LAW. This is a conveyance from parent to child and is, therefore, exempt from the Pennsylvania and local Township real estate transfer taxes.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
 (COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ _____ DISPOSITION _____
MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____
LIENHOLDER ADDRESS

SECTION III
 (COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE _____ NAME ADDRESS TITLE
 SUCCESSFUL BIDDER _____ NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ _____
JUDGEMENT PLUS INTEREST	\$ _____		\$ _____
BID PRICE		\$ _____	
PRIOR RECORDED LIEN	\$ _____	\$ _____	
PRIOR RECORDED MORTGAGE	\$ _____	\$ _____	
PRIOR RECORDED MORTGAGE	\$ _____	\$ _____	
UNPAID REAL ESTATE TAXES	\$ _____	\$ _____	
WATER RENT DUE	\$ _____	\$ _____	
SEWAGE RENT DUE	\$ _____	\$ _____	
ATTORNEY FEES	\$ _____	\$ _____	
OTHER (COSTS, ETC.)	\$ _____	\$ _____	
TOTAL	\$ _____	\$ _____	\$ _____

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF APRIL, 1980
Mrs. Jane M. Buhl
 NOTARY PUBLIC
 MRS. JANE M. BUHL, Notary Public
 Williamsport, Lycoming Co., Pa.
 MY COMMISSION EXPIRES July 2, 1983

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

And the said grantors, do hereby warrant specially the property hereby conveyed,

In Witness Whereof, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Jane M. Buhl

Chalmer W. Smith
CHALMER W. SMITH
Violet M. Smith
VIOLET M. SMITH

Commonwealth of Pennsylvania

County of LYCOMING

On this, the 3rd day of April, 1980, before me a Notary Public,

the undersigned officer, personally appeared Chalmer W. Smith and Violet M. Smith, 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 purpose therein contained. IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

MY COMMISSION EXPIRES

Mrs. Jane M. Buhl
MRS. JANE M. BUHL, Notary Public
Williamsport, Lycoming Co., Pa.
My Commission Expires May 2, 1982

I Hereby Certify, that the precise address of the grantee herein is

Star Route
Trout Run, Pa. 17771.