

Article of Agreement,

MADE THE 7th day of October in the year two thousand twenty-three (2023)

BETWEEN EUGENE B. KNISELY, Executor of the Last Will and Testament of SHIRLEY M. KNISELY, late of Tyrone Township, Perry County, Pennsylvania, Seller

and

_____ Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,
to be paid as follows:

- \$20,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before December 7, 2023.
- The property that is subject to this Agreement is described as follows: All those certain three tracts of land situate in Tyrone Township, Perry County, Pennsylvania, containing 14.21 acres, more or less, and having thereon a frame dwelling house with an address of 855 Sheaffers Valley Road, Landisburg, Pennsylvania, and being Tax Parcel No. 270,142.00-044.000. Being described in deed recorded in Perry County Instrument No. 200907617.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Executors's Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final

settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

EUGENE B. KNISELY, EXECUTOR OF
THE LAST WILL AND TESTAMENT OF
SHIRLEY M. KNISELY

This Deed,

MADE the 28th day of August in the year two thousand nine (2009)

BETWEEN SHIRLEY M. KNISELY, unmarried widow, of Tyrone Township, Perry County, Pennsylvania, Individually and as Executrix of the Estate of GLENN E. KNISELY, JR., Grantor

and

SHIRLEY M. KNISELY of Tyrone Township, Perry County, Pennsylvania,

Grantee

WITNESSETH, That in consideration of-----ONE -----

-----(\$1.00)DOLLAR,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, her heirs and assigns,

ALL those certain three tracts of land situate in Tyrone Township, Perry County, Pennsylvania, bounded and described as follows:

TRACT #1

BEGINNING at an iron pin at the Northeastern edge of a 15 foot right of way at corner of lands now or formerly of Penrose G. Morrison, said iron pin being North 19 deg. 23 min. 45 sec. West, a distance of 213 feet from the center line of State Route 233; thence along other lands now or formerly of Penrose G. Morrison, North 62 deg. 6 min. 45 sec. West, a distance of 161.40 feet to an iron pin; thence along lands now or formerly of Ambrose Morrison, North 89 deg. 45 min. West, a distance of 150 feet to an iron pin at the Eastern edge of a private lane; thence along the Eastern edge of a private lane, North 23 deg. 2 min. 30 sec. East, a distance of 255.09 feet to an iron pin; thence along other lands now or formerly of Penrose G. Morrison South 89 deg. 45 min. 45 sec. East, a distance of 255.74 feet to an iron pin; thence along same, South 11 deg. 6 min. East, a distance of 300.15 feet to an iron pin; thence along same, South 82 deg. 47 min. West, a distance of 121.67 feet to the place of BEGINNING, containing 2.075 acres according to a survey prepared by Earl D. Palm and Sons, dated September 24, 1973.

GRANTING ALSO to Grantee, her heirs and assigns, an easement and right of way 15 feet in width, as the same now exists, leading from State Route 233 in a Northerly direction to the Southern edge of the above described property.

Law Offices
GERALD K. MORRISON
Center Square
P.O. Box 232
New Bloomfield, PA
17068

BEING the same property conveyed to Glenn E. Knisely, Jr. by deed of Penrose G. Morrison, widower, dated January 4, 1974 and recorded in Perry County Deed Book 234 at Page 117. Glenn E. Knisely, Jr. died testate a resident of Perry County on June 2, 2009 and by his Last Will and Testament dated September 3, 1999 he devised his entire estate to his wife, Shirley M. Knisely and appointed his wife, Shirley M. Knisely, Executrix of his Estate. See Perry County Estate No. 5009-0083.

TRACT #2

BEGINNING at a nail in the center of Traffic Route 233 at a point where the east side of a private lane intersects therewith; thence through Traffic Route 233 and along the eastern side of said private lane, North 12 deg. 21 min. East 60 feet to an iron pin; thence by the same, North 25 deg. 29 min. East 240 feet to an iron pin at other lands now or formerly of Penrose Morrison; thence by other lands now or formerly of Penrose Morrison, South 89 deg. 45 min. East 150 feet to an iron pin; thence by the same, South 22 deg. 52 min. West 299 feet to a nail in the center of Traffic Route 233, which nail is located South 22 deg. 52 min. West 26.6 feet from an iron pin on the northern side of said highway; thence by the center of Traffic Route 233, North 89 deg. 45 min. West 150 feet to a nail in the center of said highway, the place of BEGINNING, containing one (1) acre, more or less.

BEING the same property conveyed to Glenn E. Knisely, Jr. and Shirley M. Knisely, his wife, by deed of Ambrose B. Morrison, et ux, dated June 10, 1975 and recorded in Perry County Deed Book 244 at Page 157. The said Glenn E. Knisely, Jr. died on June 2, 2009 thereby vesting title absolutely in Shirley M. Knisely, Grantor herein.

TRACT #3

BEGINNING at a nail in the center of State Route 233 at corner of other lands now or formerly of Frank G. Morrison; thence along the center line of State Route 233 South 89 deg. 32 min. 41 sec. West, a distance of 368.72 feet to a railroad spike; thence along same North 89 deg. 44 min. 42 sec. West, a distance of 622.83 feet to a nail; thence along other lands now or formerly of Glenn E. Knisely, Jr., et ux, North 22 deg. 52 min. East, a distance of 299 feet to an iron pin; thence along same South 62 deg. 6 min. 45 sec. East, a distance of 161.40 feet to an iron pin; thence along same North 82 deg. 47 min. East, a distance of 121.67 feet to an iron pin; thence along same North 11 deg. 6 min. West, a distance of 300.15 feet to an iron pin; thence along other lands now or formerly of Frank G. Morrison North 44 deg. 18 min. 6 sec. East, a distance of 361.74 feet to an iron pin; thence along same North 84 deg. 46 min. East, a distance of 267.64 feet to an iron pin; thence along same South 10 deg. 45 min. 45 sec. East, a distance of 807.14 feet to the place of BEGINNING, containing 11.13 acres, according to a survey by Earl D. Palm & Sons, dated March 1, 1976.

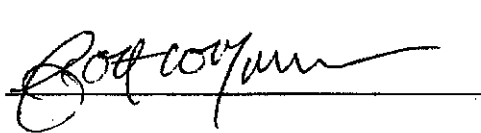
BEING the same property conveyed to Glenn E. Knisely, Jr. and Shirley M. Knisely, his wife, by deed of Frank E. Morrison, Individually and as Administrator C.T.A. of the Estate of Penrose G. Morrison, and Lula Morrison, his wife, dated April 8, 1976 and recorded in Perry County Deed Book 250 at Page 528. The said Glenn E. Knisely, Jr. died on June 2, 2009 thereby vesting title absolutely in Shirley M. Knisely, Grantor herein.


This is a transfer from grantor to herself.

AND the said grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set her hand and seal, the day and year first above-written.

Sealed and delivered in the presence of



 (SEAL)
SHIRLEY M. KNISELY, Individually and
and Executrix of the Last Will and Testament
of Glenn E. Knisely, Jr.

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee herein is as follows:

101 Laurel Run Rd
Landsburg, PA 17040



Attorney or Agent for Grantee
No title search

Law Offices
GERALD K. MORRISON
Center Square
P.O. Box 232
New Bloomfield, PA
17068

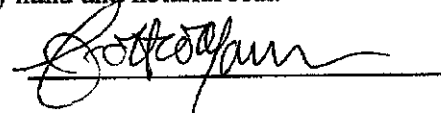
Commonwealth of Pennsylvania

SS:

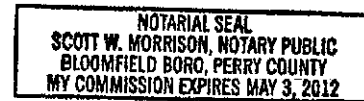
County of Perry

On this, the 28th day of August, 2009, before me, *Scott W. Morrison*
the undersigned officer, personally appeared Shirley M. Knisely, unmarried widow, Individually
and as Executrix of the Estate of Glenn E. Knisely, Jr., known to me (or satisfactorily proven) to
be the person whose name is subscribed to the within instrument, and acknowledged that she
executed the same for the purpose therein contained.

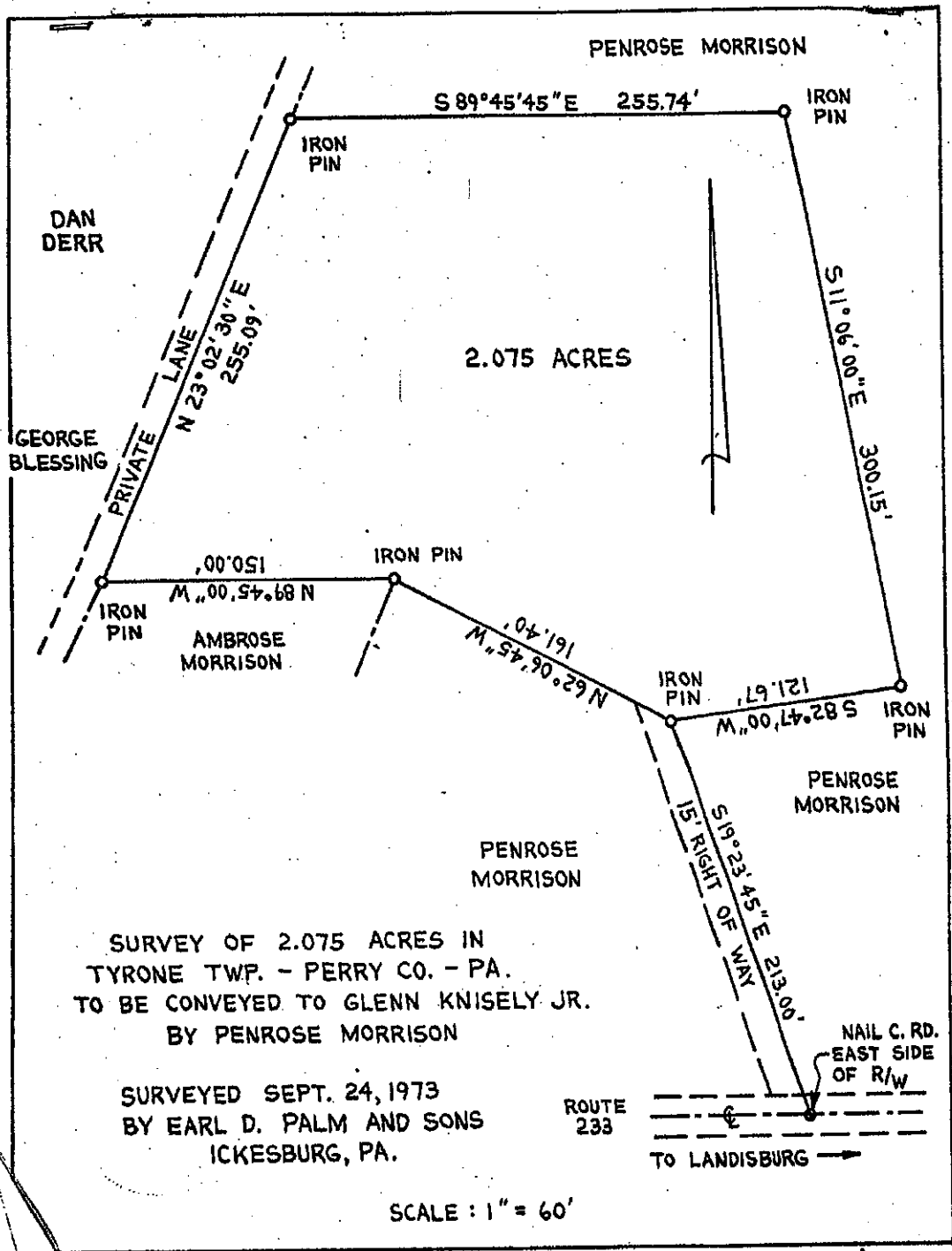
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



My Commission Expires



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17068



SURVEY OF 2.075 ACRES IN
 TYRONE TWP. - PERRY CO. - PA.
 TO BE CONVEYED TO GLENN KNISELY JR.
 BY PENROSE MORRISON

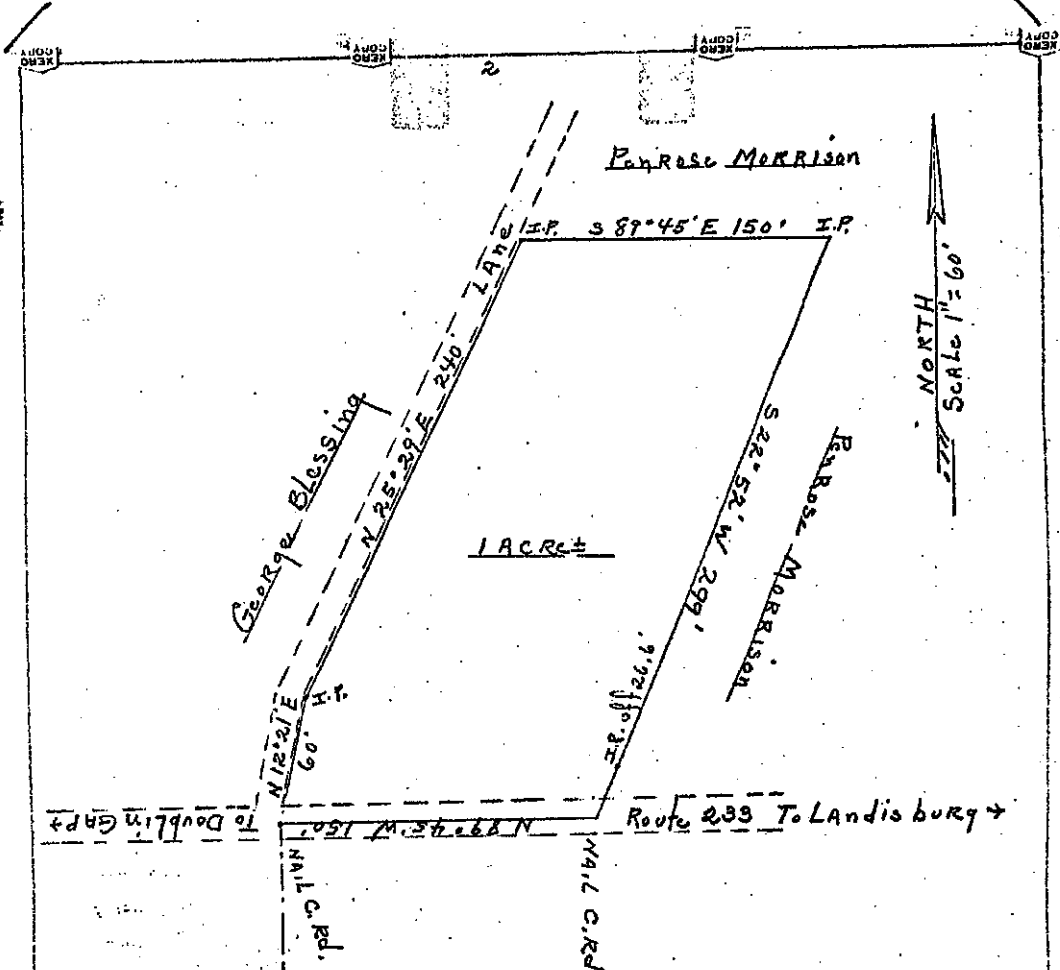
SURVEYED SEPT. 24, 1973
 BY EARL D. PALM AND SONS
 ICKESBURG, PA.

SCALE : 1" = 60'

~~134~~
 118

#234 - 118

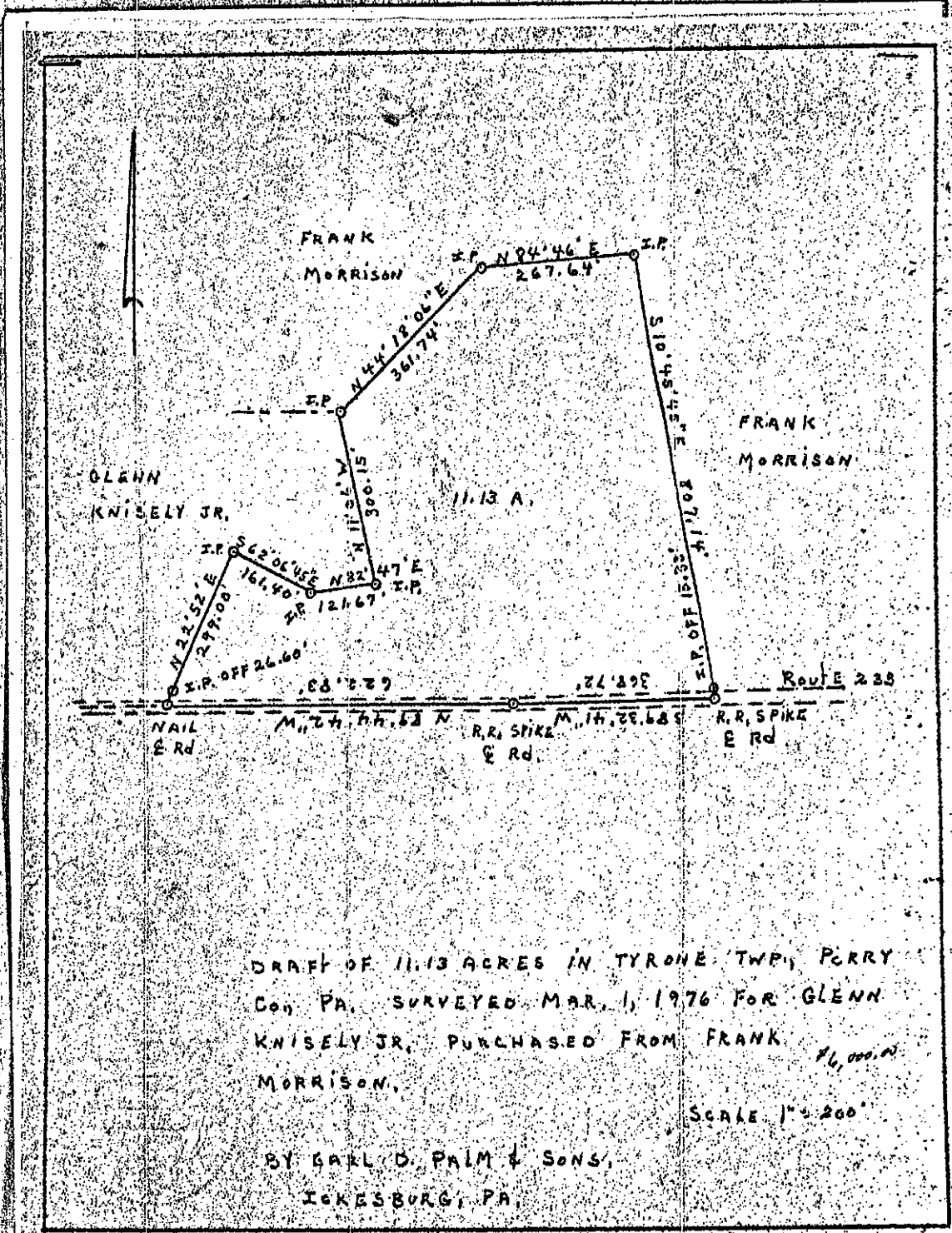
having died on June 28, 1969, the said property vested absolutely in the said Penrose G. Morrison, as the surviving tenant by the entirety.



DRAFT of 1 ACRE ± IN TYRONE TWP, PERRY CO., PA.
 Surveyed MAR. 9, 1970 for Penrose Morrison.
 Purchased By Ambrose B. Morrison,
 By Carl D. Palm R.S.

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DRAFT OF 11.13 ACRES IN TYRONE TWP, PERRY
 CO, PA. SURVEYED MAR. 1, 1976 FOR GLENN
 KNISELY JR. PURCHASED FROM FRANK
 MORRISON.

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