

THIS INDENTURE,

MADE the 29th day of December, two thousand eight (2008), between **KAYE R. HILEMAN** and **GAIL P. HILEMAN**, husband and wife, of the Borough of Newry, County of Blair and Commonwealth of Pennsylvania, parties of the first part, Grantors;

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JAMES E. BIDDLE and **CAROL J. BIDDLE**, his wife, of the Township of Woodbury, County of Blair and Commonwealth of Pennsylvania, parties of the second part, Grantees,

WITNESSETH, that the Grantors for and in consideration of the sum of _____ to them in hand paid by the Grantees at and before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, that they have granted, bargained, sold, aliened, released, and confirmed, and by these presents, do grant, bargain, sell, alien, release, and confirm unto the Grantees and to their heirs and assigns, ALL that certain piece or parcel of land situate in Woodbury Township, Blair County, Pennsylvania, being more particularly bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Woodbury, County of Blair and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the Southwesterly side of Township Road No. 400, also known as Rosser Road, at corner of lands now or formerly of H. Emile Dilling, et ux, thence along and through Rosser Road the following 2 courses and distances: South fifty-nine (59) degrees thirty-five (35) minutes four (4) seconds East a distance of three hundred thirty (330.00) feet to an iron pin set; thence North eighty-one (81) degrees twenty-eight (28) minutes twenty-four (24) seconds East a distance of five hundred forty-four and fifty one-hundredths (544.50) feet to an iron pin set; thence along and through said Township Road and following other lands of H. Emile Dilling, et ux, South sixty-six (66) degrees forty-five (45) minutes one (01) second East a distance of one thousand fifty-one and forty-two one-hundredths (1,051.42) feet to an iron pin set; thence continuing along same South sixty-two (62) degrees forty (40) minutes thirty-nine (39) seconds East a distance of seven hundred nine and fifty-three one-hundredths (709.53) feet to an iron pin set on line of lands now or formerly of Kenneth C. Bush, et ux; thence along same South twenty-nine (29) degrees fifty-three (53) minutes zero (00) seconds West a distance of six hundred thirty-three and ninety-five one-hundredths (633.95) feet to a large fence post corner; thence along line of lands now or formerly of Stanley A. Horst, et ux, North seventy-three (73) degrees zero (00) minutes zero (00) seconds West a distance of one thousand three hundred forty-nine and thirty-four one-hundredths (1,349.34) feet to a magnetic nail in SR 2011; thence along and through same North sixty-four (64) degrees fifty-six (56) minutes thirty-eight (38) seconds West a distance of sixteen and fifty-four one-hundredths (16.54) feet to a point; thence along line of lands now or formerly of Darl D. Stultz, et ux, the following 3 courses and distances: North twenty-one (21) degrees eighteen (18) minutes sixteen (16)

seconds East a distance of two hundred seventy-seven and twenty one-hundredths (277.20) feet to an iron pin set; thence North sixty-six (66) degrees forty-four (44) minutes nine (9) seconds West a distance of one hundred fifty-seven and ninety-six one-hundredths (157.96) feet to an iron pin set; thence South twenty-one (21) degrees eighteen (18) minutes sixteen (16) seconds West a distance of two hundred seventy-two and twenty-five one-hundredths (272.25) feet to an iron pin set on line of lands now or formerly of Stanley A. Horst, et ux; thence following same and lands now or formerly of H. Emile Dilling, et ux, North sixty-four (64) degrees fifty-six (56) minutes thirty-eight (38) seconds West a distance of nine hundred eighty-one and thirty-seven one-hundredths (981.37) feet to an iron pin found; thence along line of lands of Dilling, North twenty-five (25) degrees twenty-four (24) minutes fifty-six (56) seconds East a distance of five hundred forty-five and thirty-seven one-hundredths (545.37) feet to an iron pin found, the point and **PLACE OF BEGINNING**.

CONTAINING 40.10 Acres and having thereon erected a house, barn and garage and being described in accordance with a survey made by Jeffrey A. Kifer, RPLS, dated May 16, 2008, a copy of which is attached hereto and made a part hereof.

BEING the same premises title to which became vested in Kaye R. Hileman and Gail P. Hileman, his wife, by Deed of Richard D. Miller and Shirley M. Miller, his wife, dated December 17, 1973, and recorded in Blair County Deed Book Volume 956, Page 940.

BEING further identified as Blair County Tax Index No. 24-16-10 as being shown on the assessment map in the records of Blair County, Pennsylvania.

EXCEPTING AND RESERVING to the Grantors, their heirs and assigns, for a period of twenty-five (25) years from the date of this deed, all oil and gas rights on the above described premises, provided, however, that the Grantors shall have no right to grant permission to drill wells on the subject property, to construct pipe lines across it, to store gas underneath said premises, to construct roads thereon, to use non-domestic water, nor to construct ponds or disposal wells on the premises.

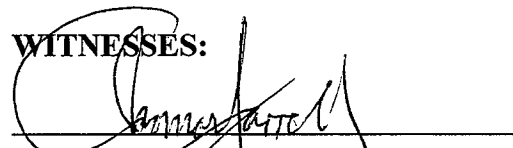
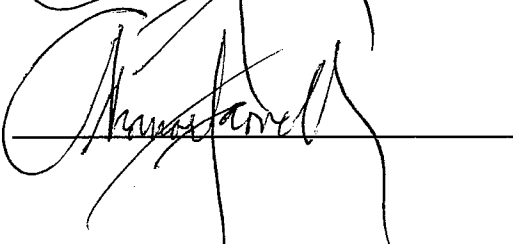
GRANTORS state that the property herein conveyed is not presently being used for the disposal of hazardous waste, nor to the best of their knowledge, has it ever been so used. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

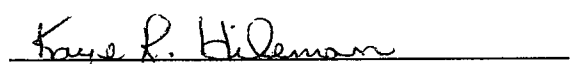
TOGETHER with all and singular the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and also, all the estate, right, title, interest, property, claim, and demand whatsoever, of them, the said Grantors in law, or equity, or otherwise howsoever, of, in, to, or out of the same.

TO HAVE AND TO HOLD the premises hereby granted, or mentioned, or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the Grantors for their heirs, executors, and administrators, do covenant, promise, and agree, to and with the Grantees, their heirs and assigns, by these presents that they, the Grantors and their heirs, the said above-mentioned and described messuage or tenement, and tract or piece of land, hereditaments and premises hereby granted, or mentioned, or intended so to be, with the appurtenances, unto the Grantees, their heirs, and assigns, against them, the Grantors and their heirs, and against all and every other person and persons whomsoever, lawfully claiming or to claim the same or any part or parcel thereof, shall and will warrant and forever defend by these presents.

IN WITNESS WHEREOF the parties of the first part to these presents have hereunto set their hands and seals, the day and year first above written.

WITNESSES:



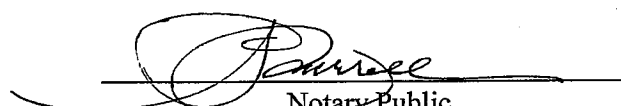

KAYE R. HILEMAN


GAIL P. HILEMAN

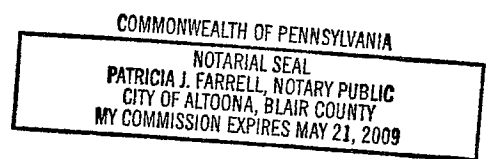
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BLAIR :

On this 29th of December, 2008, before me, a notary public, the undersigned, personally appeared **KAYE R. HILEMAN** and **GAIL P. HILEMAN**, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public

My Commission Expires:



CERTIFICATE OF RESIDENCE

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

Agent for Grantees

H. EMILE & BETTY DILLING
BK 818 PG. 475
TAX MAP 24-16-8

H. EMILE & BETTY DILLING
BK 810 PG. 476
TAX MAP 24-16-9

H. EMILE & BETTY L. DILLING
BK 810 PG. 476
TAX MAP 24-13-24

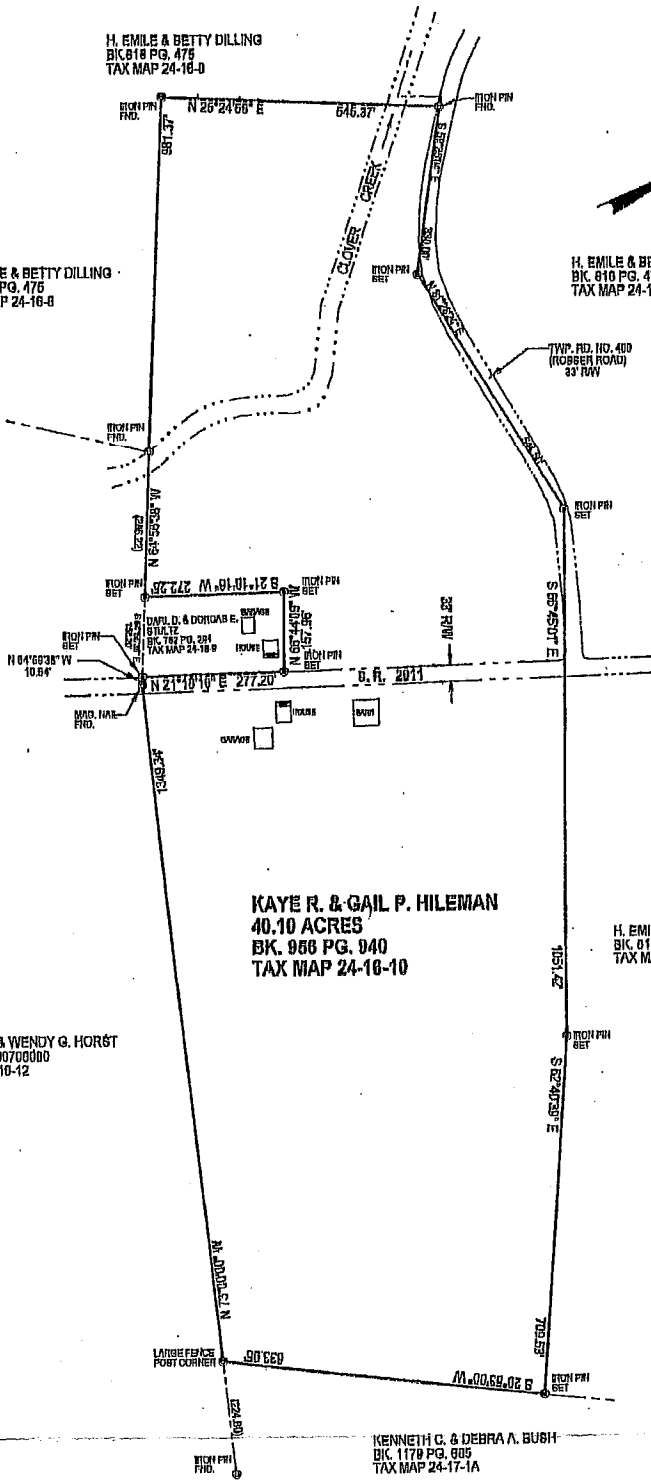
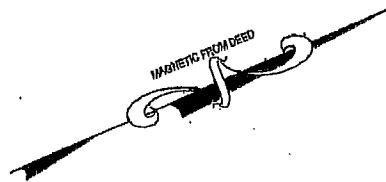
STANLEY A. & WENDY G. HORST
INSTR. NO. 200708000
TAX MAP 24-16-12

STANLEY A. & WENDY G. HORST
INSTR. NO. 200708000
TAX MAP 24-16-12

KAYE R. & GAIL P. HILEMAN
40.10 ACRES
BK. 986 PG. 940
TAX MAP 24-16-10

H. EMILE & BETTY L. DILLING
BK 810 PG. 476
TAX MAP 24-13-24

KENNETH C. & DEBRA A. BUSH
BK 1179 PG. 805
TAX MAP 24-17-1A



SCALE 1" = 200'

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT
BLAIR COUNTY, PENNSYLVANIA, IN PLOT BOOK _____
PAGE _____, ON _____, 20____,
BY _____, RECORDER OF DEEDS.



Jeffrey A. Kifer

PLAN
OF A SURVEY FOR
KAYE R. AND GAIL P. HILEMAN
WOODBURY TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA

KIFER AND ASSOCIATES, LLC
180 BRIARWOOD LANE
WILLIAMSBURG, PA 16803

PROJECT NUMBER 2008-13
SCALE AS SHOWN
MAY 16, 2008