

774

DEED. No. 734

Deed Book 132

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture, Made the

2nd day of January in the year of our Lord one thousand nine hundred and eighty-five (1985).

Between HEBER R. DIXON and DORIS J. DIXON, husband and wife, of Harrisburg, Dauphin County, Pennsylvania, parties of the first part,

AND

STEPHEN J. RESSLER, of R.D. #1, Box 27, Conestoga, PA 17516, party

of the second part: **Witnesseth,** That the said part ies of the first part, for and in consideration of the sum of FORTY-SEVEN THOUSAND and 00/100 (\$47,000.00) DOLLARS

lawful money of the United States of America, well and truly paid by the said part y of the second part to the said part ies of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, entcoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, entcoff, release, convey and confirm unto the said part y of the second part, his heirs and assigns.

ALL THAT CERTAIN tract and messuage of land, situate in Spruce Hill Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by the Tuscarora Creek; on the East by lands now or formerly of Larry Fry and James M. Junk; on the South by public road; and on the West by lands now or formerly of James V. Fry; CONTAINING Sixty-Seven (67) Acres, more or less.

EXCEPTING AND RESERVING, HOWEVER, from the above-described premises the following, to wit:

- (1) That lot containing One Hundred Twelve (112) Perches, more or less, that Ada Jane Bryner, widow, by her Deed dated July 3, 1959, and recorded in the Office for the Recording of Deeds, etc., at Mifflintown, Pennsylvania, in and for the County of Juniata, in Deed Book Vol. 93, page 48, sold and conveyed to Norman D. Clark and Catharine M. Clark, his wife.
- (2) That excepted parcel containing Nine and fifty-eight one-hundredths (9.58) Acres, more or less, which Paul David Bryner and Ruth M. Bryner, his wife, reserved unto themselves in their Deed dated June 5, 1972, to James E. Dunlap and Betty E. Dunlap, his wife, as recorded in the Office aforesaid in Deed Book Vol. 110, page 438.
- (3) Those two lots shown as Nos. 1 and 2 on a Draft of Survey made March 9, 1972, by John G. Robinson & Associates, which survey appears of record in the Office aforesaid in Map Book Vol. 10, page 71.

BEING the same premises which James E. Dunlap and Betty E. Dunlap, husband and wife, by their Deed dated April 15, 1977, and recorded in the Office aforesaid in Deed Book Vol. 117, page 438, granted and conveyed unto Heber R. Dixon and Doris J. Dixon, husband and wife, parties of the first part herein, as tenants by the entireties, in fee.

The parties of the first part certify that no hazardous waste, within the meaning of the Solid Waste Management Act of 1980, is presently being disposed, or to the actual knowledge of the parties of the first part has ever been disposed, in or upon the premises above described.

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 RECEIVED
 JAN-23-85
 470.00

RECEIVED the sum of *Four hundred seventy and no/100* 470.00 DOLLARS in payment of Real Estate Transfer Tax.

JUNIATA COUNTY SCHOOL DISTRICT

By *Donna C. Bruner, Deputy*
Recorder of Deeds

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances:

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 the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever,



And the said parties of the first part, for themselves, their 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 forever, that they the said parties of the first part and their 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 them the said parties of the first part and their 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

WARRANT and forever DEFEND.

In witness whereof, the said parties of the first part to these presents have herunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US

Heber R. Dixon 
Heber R. Dixon
Doris J. Dixon 
Doris J. Dixon

Recited, the day of the date of the above Indenture of the above named

State of Pennsylvania }
County of JUNIATA } ss.

On the 2nd day of January, 1985, before me,

the undersigned officer, personally appeared HEBER R. DIXON and DORIS J. DIXON, husband and 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 purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee is R.D. 1, Box 27, Conestoga, PA 17516

Arthur J. Wender
On behalf of the Grantee

Sandra J. Graybill
SANDRA J. GRAYBILL, Notary Public
McAlisterville, Juniata Co., Pa.
My Commission Expires 12/31/1987
Title of Officer

Deed.

HEBER R. DIXON and
DORIS J. DIXON,
husband and wife

TO

STEPHEN J. RESSLER

John C. Clark Co., Phila. 734
1983

ENTERED FOR RECORD
IN JUNIATA COUNTY
Jan 2 19 85
at 11:45 A M
Taxes & Fees \$ 470.00
470.00
13.50

30 N. Main Street
Millersburg, Pa. 17257

Recorded, in the Office for the Recording of Deeds in and for County of
Juniata in Deed Book No. 132
page 774 &c.

Witness my hand and seal of Office this 2nd
day of January Anno Domini 19 85

Recorder
Deputy Recorder *Dorina A. Bruner*

