



**ALICIA A. SEIGLER**

1 North Main Street,  
P.O. Box 68, Courthouse,  
Mifflintown, PA 17059

**Juniata County Register & Recorder  
Clerk of Orphan's Court**

PHONE: (717) 436-7709  
FAX: (717) 436-7756

Instrument Number - 201504349

Recorded On 11/20/2015 At 12:48:54 PM

\* Total Pages - 5

\* Instrument Type - DEED

Invoice Number - 19544                      User - KSR

\* Grantor - HERSHEY, BRADLEY D

\* Grantee - DOUBLE B FARM SUPPLY INC

\* Customer - HOUCK & GINGRICH

**\* FEES**

STATE TRANSFER TAX	\$4,750.00
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$35.50
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
JUNIATA COUNTYSCHOOL	\$2,375.00
DISTRICT REALTY TAX	
FAYETTE TOWNSHIP	\$2,375.00
REALTY TAX	
TOTAL PAID	\$9,554.00

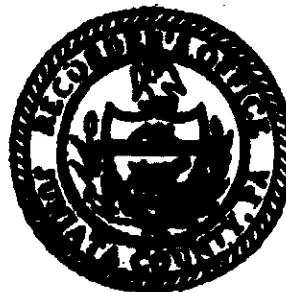
This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
**DOUBLE B FARM SUPPLY INC**  
2431 ROUTE 235  
MCALISTERVILLE, PA 17049

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Juniata County, Pennsylvania



*Alicia A. Seigler*  
**Alicia A. Seigler**  
Recorder of Deeds

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

**THIS DEED**

MADE THE 20<sup>th</sup> day of November, in the year of our Lord two thousand fifteen (2015).

BETWEEN **Bradley D. Hershey and Sandra Lyn Hershey**, husband and wife, hereinafter referred to as "GRANTORS"

and

**Double B Farm Supply, Inc.**, a Pennsylvania corporation, hereinafter referred to as "GRANTEE"

WITNESSETH, that in consideration of **Four Hundred Seventy-Five Thousand and No/100 (\$475,000.00) 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 premises specifically hereinafter described on Schedule "A" hereto annexed, incorporated herein by reference thereto and made a part hereof, situate in the Township of Fayette, County of Juniata and State of Pennsylvania.

AND, the said grantors do hereby covenant and agree to and with the said grantee, that they, the grantors, their heirs, executors and administrators, shall and will warrant specially and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said grantee, its successors and assigns, against the said grantors, and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof by, from, under or through the grantors or any of them.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals.

WITNESS:

Richard J. Linger  
(as to both)

Bradley D. Hershey  
Bradley D. Hershey  
Sandra Lyn Hershey  
Sandra Lyn Hershey

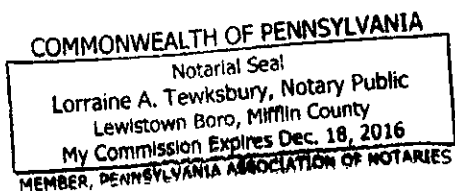
State of Pennsylvania

County of Mepplin<sup>ss</sup>

On this 20<sup>th</sup> day of November, 2015, before me, the

undersigned officer, personally appeared Bradley D. Hershey and Sandra Lyn Hershey, 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.

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



Lorraine A. Tewksbury

I hereby certify that the precise residence of the within named grantee is:

2431 Route 235, McAlisterville, Pa. 17049

Richard J. Gungel  
Attorney for Grantee

Law Offices  
**HOUCK & GINGRICH**  
23 North Wayne Street  
Lewistown, Pa. 17044

## **SCHEDULE "A"**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Fayette, County of Juniata, and State of Pennsylvania, bounded and described according to Draft of Survey for Bradley D. Hershey, prepared by William C. Sarge, R.P.L.S., dated March 13, 2015, as follows:

BEGINNING at a point at the intersection of Leonard Hill Road (SR 1005) and Route 35 and marking the Easternmost corner of the premises herein described; thence through Route 35 South 62 degrees 05 minutes 21 seconds West 115.90 feet to a point; thence continuing through Route 35 South 59 degrees 14 minutes 22 seconds West 120.35 feet to a point; thence departing said Route 35 and along lands of Clair E. Inch, Jr. and Barbara A. Inch the following courses and distances: North 33 degrees 57 minutes 25 seconds West (passing through a found rebar offset 43.49 feet) 120.96 feet to a point; South 56 degrees 36 minutes 35 seconds West 132.28 feet to a point; South 29 degrees 31 minutes 25 seconds East (passing through a set 5/8-inch rebar at 102.37 feet on line) 122.43 feet to a point in Route 35; thence through Route 35 South 57 degrees 07 minutes 59 seconds West 22.00 feet to a point; thence departing said Route 35 and along lands now or formerly of Kirk D. and Renee L. Freed North 29 degrees 15 minutes 24 seconds West (passing through a set 5/8-inch rebar at 20.04 feet on line) 180.56 feet to a point; thence along lands now or formerly of Edward L. and Jennifer K. Smith and along and through Little Lost Creek the following courses and distances: North 50 degrees 12 minutes 38 seconds East 86.14 feet to a point; North 45 degrees 32 minutes 17 seconds East 103.30 feet to a point; North 51 degrees 09 minutes 11 seconds East 125.28 feet to a point; North 48 degrees 06 minutes 38 seconds East 71.54 feet to a point in Leonard Hill Road (SR 1005); thence through Leonard Hill Road (SR 1005) South 34 degrees 17 minutes 02 seconds East 247.64 feet to a point, the place of beginning. The premises herein described contains 1.498 acres and has erected thereon a commercial building and other improvements.

Tax Map Reference No. 03-13-093.

Under and Subject Nevertheless to an existing sewer line extending from the residential tract containing 0.382 acre owned by Clair E. Inch Jr. and Barbara A. Inch to public sewer line and the rights to replace, repair and maintain said sewer line extending to the public sewer line.

Together With the right to an existing water line extending from the premises herein conveyed across the residential tract above referenced containing 0.382 acre to public water line and together with the rights to replace, repair and maintain said water line extending to the public water line.

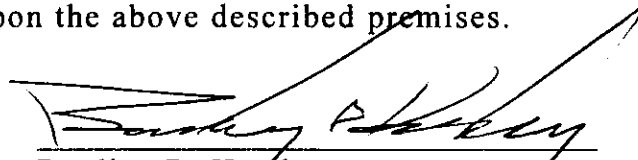
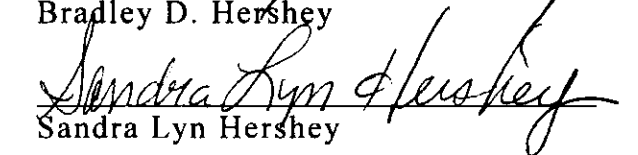
**SCHEDULE "A-1"**

Under and Subject to the right of Clair E. Inch, Jr., et ux., their heirs and assigns, to use an existing driveway on the southwesternmost side of the property herein conveyed as a means of ingress, egress and regress to the rear of the property currently owned by Clair E. Inch, Jr., et ux. and having Tax Map Reference No. 03-13-50. This right shall be in common with the Grantee herein its successors and assigns. The Grantee herein, its successors and assigns shall have no obligation to Clair E. Inch, Jr., et ux., their heirs and assigns to maintain or repair said driveway.

BEING TRACT NO. 1 OF THE SAME PREMISES which Bradley D. Hershey became seized by deed of Clair E. Inch, et ux., dated December 12, 2006, and recorded in the Recorder's Office of Juniata County, Pennsylvania in Record Book 383, Page 774.

Sandra Lyn Hershey, wife of Bradley D. Hershey, joins in this conveyance for the sole purpose to release her marital interest in the property and she makes no other warranties regarding the property.

Grantor, Bradley D. Hershey, certifies that no hazardous waste, within the meaning of the Solid Waste Management Act of 1980, is presently being disposed of or has ever been disposed of by the said Grantor or to the said Grantor's actual knowledge in or upon the above described premises.

  
Bradley D. Hershey  
  
Sandra Lyn Hershey