

THIS DEED

Made the ^{29th} day of July in the year of our Lord two thousand and twenty-one (2021).

**BETWEEN BRIAN K. BURNS and LISA A. BURNS, husband and wife, of 9
Canada Court, Stuarts Draft, VA 24477;**

GRANTORS

A N D

JOHN A. FOUST, of 2925 Oakridge Farm Road, Huntingdon Valley, PA 19006;

GRANTEE

WITNESSETH that in consideration of **THREE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$382,500.00)**, in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant and convey to the said Grantee, his heirs and assigns,

ALL that certain piece or parcel of land situate, lying and being in the Township of Ararat, County of Susquehanna, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Legislative Route 57052, said point being located two thousand eight hundred one (2,801.0) feet from the intersection of Legislative Route 57052 with the Township Road 653 and also being the Northerly corner of lands now or formerly of Spangenberg; thence along the center of Legislative Route 57052 North twenty nine (29) degrees twenty nine (29) minutes East six hundred forty five and forty nine hundredths (645.49) feet to a point; thence leaving the center of Legislative Route 57052 and through lands now or formerly of Lloyd, the following three (3) courses and distances; South twenty five (25) degrees fifty five (55) minutes fifty five (55) seconds East two thousand one hundred ninety four and seventy one hundredths (2,194.71) feet to a stake and stones, South fifty one (51) degrees thirty (30) minutes West six hundred fifty (650.0) feet to a stake and stones, North thirty eight (38) degrees thirty (30) minutes West one thousand twenty three and one hundredth (1,023.01) feet to a stake and stones in line of lands now or formerly of Spangenberg; thence along lands now or formerly of Spangenberg the following two (2) courses and distances; North twenty nine (29) degrees twenty five (25) minutes East five hundred seventy six and sixty one hundredths (576.61) feet to a stake and stones, North thirty nine (39) degrees no (00) minutes West six hundred sixty (660.0) feet to the point of beginning.

CONTAINING thirty (30.0) acres of land, more or less, as surveyed by Ronald J. Gruzesky, Registered Land Surveyor, October 1973.

BEING those same premises conveyed to Brian K. Burns and Lisa A. Burns, his wife, by deed from Charles Kowalchuk and Mary H. Kowalchuk, his wife, dated June 24, 1999 and recorded in Susquehanna County Deed Book 548, Page 918.

ALSO CONVEYING to the Grantee, his heirs and assigns, all right, title, and interest in and to all coal, oil, minerals and gas rights (which shall mean, but not be limited to helium, carbon dioxide, all other commercial gas, as well as all hydrocarbon gases such as natural gas, methane gas, casing head gas, hydrogen sulfide gas, coalbed methane gas, gob gas, Marcellus Shale gas, and all natural gas originating, produced, or emitted from coal formations or seams and any related, associated or adjacent rock material), liquid hydrocarbons, all gases and the respective constituents thereof and any other subsurface substances however described ("Subsurface Rights"), underlying the above-described premises herein being conveyed, including, the right to receive all rents, royalties, or other income derived, in any manner, from the Subsurface Rights and the right of reverter to said Subsurface Rights. Additionally, Grantors convey to Grantee, his heirs and assigns, all their right, title and interest in and to any present oil and gas leases that may encumber the said premises and to any oil and gas leases that may encumber the said premises in the future as to above-described premises herein being conveyed.

PRODUCTION ROYALTIES SHALL NOT BE APPORTIONED, notwithstanding the holding of the Supreme Court of Pennsylvania in *Wettengel v. Gormley*, 184 Pa. 354, 39 A. 57 (Pa. 1898).

The within conveyed premises are under and subject to the rights of way of any and all public utilities and public highways which may be over and across the same.

Hazardous waste is not being disposed of, nor has it ever been disposed of, on the property conveyed herein by the Grantors or the Grantors' actual knowledge.

And the said Grantors will warrant Specially the property hereby conveyed.

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

Signed, Sealed and Delivered
in the presence of:

Brian K. Burns

BRIAN K. BURNS

Lisa A. Burns

LISA A. BURNS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SUSQUEHANNA

This record was acknowledged before me on July 29, 2021, by Brian K. Burns and
Lisa A. Burns.

Laura A. Kowalewski

Notary Public

My commission expires: 5/2/23

Commonwealth of Pennsylvania - Notary Seal
Laura A. Kowalewski, Notary Public
Lackawanna County
My commission expires May 2, 2023
Commission number 1012205
Member, Pennsylvania Association of Notaries

I hereby certify that the precise residence of the Grantee is: 2925 Oakridge Farm Road
Huntingdon Valley, PA 19006

Michael Brucke

Attorney for Grantee