

Snyder County, Pennsylvania



COURT HOUSE
P.O. BOX 217
MIDDLEBURG, PA. 17842
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 201600761
Recorded On 2/22/2016 At 12:24:16 PM

Book - 1072 Starting Page - 472
* Total Pages - 6

* Instrument Type - DEED
Invoice Number - 71265
* Grantor - BILGER, B RICHARD
* Grantee - BILGER, TIMOTHY S
User - REE
* Customer - KATHY A KRON ESQUIRE

* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$35.50
RECORDING FEES - RECORDER OF DEEDS	\$15.50
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
TOTAL PAID	\$56.50

RETURN DOCUMENT TO:

KATHY A KRON ESQUIRE
109 HAROLD PAWLING LANE
LEWISBURG, PA 17837

I Hereby CERTIFY that this document is recorded in the Recorder's Office of Snyder County, Pennsylvania



Stacey L Zerbe
Stacey L. Zerbe
Recorder Of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE OF THIS LEGAL DOCUMENT

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



THIS D E E D

MADE the 12th day of February, in the year two thousand sixteen (2016).

BETWEEN: B. RICHARD BILGER and **JOYCE ANN BILGER**,, husband and wife, of 77 Aspen Hollow Lane, Selinsgrove, Snyder County, Pennsylvania, 17870,

GRANTORS

AND

TIMOTHY S. BILGER TRUSTEE OF THE B. RICHARD AND JOYCE BILGER IRREVOCABLE GRANTOR TRUST, dated February 12, 2016, of 77 Aspen Hollow Lane, Selinsgrove, Snyder County, Pennsylvania, 17870,

GRANTEE

WITNESSETH: that in consideration of **ONE DOLLAR (\$1.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its heirs and assigns,

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate in Monroe Township, Snyder County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin at the southwestern corner of the within described tract, which pin lies on the northern boundary of land now or formerly of Gilbert B. Heiser; **THENCE** along land now or formerly of Gilbert B. Heiser, north seventy degrees no minutes no seconds East, a distance of one thousand two hundred ninety-one and thirty-four hundredths feet (N. 70° 0' 0" E 91.34') to a point in the center of State Road 54045);

THENCE North twenty degrees no minutes no seconds West, a distance of fifty and no tenths feet (N. 20° 0' 0" 50.00') to a point in State Road 54045;

THENCE South seventy degrees no minutes no seconds West, a distance of six hundred fifty-three and no tenths feet (S. 70° 0' 0" 653.00') to a point;

THENCE North twenty degrees no minutes, no seconds West, a distance of two hundred no and no tenths feet (N. 20° 0' 0" W 200.00') to a point;

THENCE North seventy degrees no minutes no seconds East, a distance of six hundred seventy-one and no tenths feet (N. 70° 0' 0" E, 671.00') to a point in the center of State Road 54045;

THENCE along the centerline of State Road 54045, along a curve to the left a distance of one hundred eighty feet (180');

THENCE along the same, North twenty-seven degrees no minutes no seconds West, a distance of three hundred no and no tenths feet (N. 27° 0' 0" W. 300.00') to a point in the center of State Road 54045;

THENCE southwesterly direction at right angles to the centerline of State Road 54045, a distance of sixteen and five tenths feet (16.5') to the southeasterly corner of land now or formerly of Robert J. and Peggy L. Shaffer, to a point;

THENCE along land now or formerly of Robert J. and Peggy L. Shaffer, North eighty degrees thirty-five minutes no seconds West, a distance of sixty-two and eight tenths feet (N. 80° 35' 0" W 62.80') to a point;

THENCE along the same, South eighty-four degrees thirty-one minutes no seconds West, a distance of two hundred seven and six tenths feet (S. 84° 31' 0" W) to a point;

THENCE along the same, south seventy-four degrees twenty-one minutes no seconds West, a distance of four hundred forty-three and nine tenths feet (S. 74° 21' 0" W 443.90) to a point;

THENCE along land now or formerly of CEBBCO, South, seventy-one degrees seven minutes fifty-three seconds West, a distance of nine hundred forty and eighty six hundredths feet (S. 71° 7' 53" W. 940.86') to an iron pin set along the centerline of a Pennsylvania Power and Light Company Power transmission line;

THENCE along land now or formerly of CEBBCO, South thirty-nine degrees, twenty-seven minutes seven seconds East, a distance of eight hundred eighty-six and twenty-nine hundredths feet (S. 39° 27' 7" E. 866.29') to the point of **BEGINNING**.

TRACT NO. 2

BEGINNING at a point in the center of State Road 54045, a distance of fifty feet (50') in a northeasterly direction from the property line now or formerly of Gilbert B. Heiser;

THENCE South seventy degrees no minutes no seconds West, a distance of six hundred fifty-three and no tenths feet (S. 70° 0' 0" W, 653.00') to a point;

THENCE North twenty degrees no minutes no seconds West, a distance of two hundred no and no tenths feet (N. 20° 0' 0" W, 200.00') to a point;

THENCE North seventy degrees no minutes no seconds East, a distance of six hundred seventy-one and no tenths feet (N. 70° 0' 0" E. 671.00') to a point in the center of State Road 54045;

THENCE South fourteen degrees fifty-one minutes as seconds East, a distance of two hundred one and two tenths feet (S. 14° 51' 0" E, 201.20') to the point of **BEGINNING**.

WHEREON is erected a two story frame dwelling and barn.

EXCEPTING AND RESERVING from the above two tracts of land a certain parcel conveyed to Richard A. John II and Patti A. John, husband and wife, by deed dated August 1, 1988, and recorded August 12, 1988, in the Office for the Recording of

Deeds in and for Snyder County, Pennsylvania, in Record Book 230, at Page 906. Containing two thousand two hundred thirty-six ten thousandth of an acre (0.2236 A) per survey prepared by Robert B. Kline, R.P and recorded August 12, 1988, in Snyder County Map File#1439.

BEING the same premises granted and conveyed unto B. Richard Bilger and Joyce Ann Bilger, by deed of Werner Ortman and Mary Clayton Ortman, dated the 30th day of May, 1989, and recorded in the Office of the Recorder of Deeds of Snyder County on the 31st day of May, 1989, in Deed Book 242, Page 44.

EXCEPTING therefrom several parcels as follows:

1. Conveyance in deed book 564 at page 771, dated May 9, 2003 to Damon A. and Tammy L. Lentz.
2. Conveyance in deed book 766 at page 634, dated January 18, 2008 to Christopher and Kathleen Reiland.

THIS CONVEYANCE IS FROM SETTLORS TO TRUSTEE OF A GRANTOR TRUST, AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAXATION. (\$91.156)

UNDER AND SUBJECT to all other rights-of-way, easements, restrictions, covenants and other conditions of record.

AND the said Grantors will specially warrant and forever defend the property hereby conveyed.


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed and delivered in the presence of:


KATHY A. KRON


B. RICHARD BILGER


KATHY A. KRON


JOYCE ANN BILGER

CERTIFICATE OF RESIDENCE

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

B. Richard and Joyce Bilger Irrevocable Grantor Trust,
Timothy S. Bilger, Trustee
77 Aspen Hollow Lane
Selinsgrove, PA 17870

Peggy A. Kron
Attorney or Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF UNION :

ON THIS, the 12th day of February, 2016, before me, **PEGGY A. KRON**, the undersigned officer, personally appeared **KATHY A. KRON**, known to me or satisfactorily proven to be a member of the bar of the highest court of said state, PA Supreme Court ID No. 86972 and a subscribing witness to the within instrument and certified that she was personally present when **B. RICHARD BILGER** and **JOYCE ANN BILGER**, whose names are subscribed to the within instrument, executed the same, and that the said persons acknowledged that they executed the same as the act of themselves for the purposes therein contained.

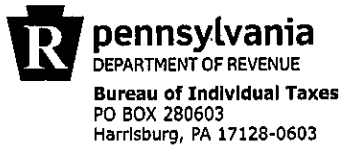
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Peggy A. Kron
Notary Public

NOTARIAL SEAL
Peggy A. Kron, Notary Public
Kelly Township, Union County
Commission Expires on October 15, 2017

My Commission Expires





REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	—
Book Number	1072
Page Number	472
Date Recorded	2-22-16

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Kathy A. Kron/Kron Law Firm		Telephone Number: (570) 523-7845	
Mailing Address 109 Harold Pawling Lane		City Lewisburg	State ZIP Code PA 17837

B. TRANSFER DATA

Date of Acceptance of Document 02 / 12 / 2016				
Grantor(s)/Lessor(s) B. Richard and Joyce Bilger		Telephone Number: (570) 743-5273	Grantee(s)/Lessee(s) B. Richard and Joyce Bilger Irrev Gtr Tr	Telephone Number: (570) 743-5273
Mailing Address 77 Aspen Hollow Lane		Mailing Address 77 Aspen Hollow Lane		
City Selinsgrove	State PA	ZIP Code 17870	City Selinsgrove	State ZIP Code PA 17870

C. REAL ESTATE LOCATION

Street Address 77 Aspen Hollow Lane		City, Township, Borough Monroe Twp.	
County Snyder	School District Selinsgrove	Tax Parcel Number 12-07-024-A	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 65,490.00	5. Common Level Ratio Factor x 5.49	6. Computed Value = 359,540.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 359,540.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Kathy A. Kron</i>	Date 02/22/16
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.