

626

Deed Book 134

# This Deed,

MADE THE 4th day of October in the year  
of our Lord one thousand nine hundred and eighty-five (1985).

BETWEEN EMMA L. MILLER, widow, of the Township of Greenwood, County of Juniata,  
and Commonwealth of Pennsylvania, of the First Part,

Grantor ,

and DONALD R. MILLER and ARLENE L. MILLER, husband and wife, of the Township  
of Greenwood, County of Juniata and Commonwealth of Pennsylvania, of the Second  
Part,

Grantee s :

WITNESSETH, that in consideration of One and 00/100-  
(\$1.00)- ----- Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant  
and convey to the said grantees , as TENANTS BY THE ENTIRETIES WITH THE RIGHT  
OF SURVIVORSHIP, their heirs and assigns,

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

BEGINNING at an iron pin, the northeastern corner of the tract herein described, at corner  
of lands now or formerly of Mary Sieders and lands now or formerly of the Sellers Nipple  
Estate; thence along lands now or formerly of the Sellers Nipple Estate, a consentable  
boundary line, the following three (3) courses and distances: South seven (7) degrees  
forty-two (42) minutes twenty-three (23) seconds East one thousand one hundred fifty-  
three and eighty-four hundredths (1,153.84) feet to a stone; thence South eighty-five  
(85) degrees thirteen (13) minutes fifty-six (56) seconds East seven hundred forty-two  
and eighty-hundredths (742.80) feet to a pine tree; thence South five (5) degrees forty-  
seven (47) minutes forty-one (41) seconds West seven hundred thirty-two and twenty-five  
hundredths (732.25) feet to an iron pin; thence along lands now or formerly of Robert A.  
Miller the following three (3) courses and distances: North eighty-one (81) degrees three  
(03) minutes thirteen (13) seconds West five hundred sixty-seven and thirty-six hundredths  
(567.36) feet to an iron pin; thence South fifty-one (51) degrees thirty-six (36) minutes seven-

teen (17) seconds West one hundred ten and one-hundredths (110.01) feet to an iron pin; thence South twenty-nine (29) degrees fifty (50) minutes fifty-eight (58) seconds West two hundred sixty-nine and sixty-nine hundredths (269.69) feet to an iron pin; thence continuing along lands now or formerly of Robert A. Miller and other lands of the Grantees herein North eighty (80) degrees forty-one (41) minutes forty (40) seconds West seven hundred two and six-tenth (702.6) feet to a walnut tree; thence continuing along other lands of the Grantees herein the following two (2) courses and distances: North seventy-one (71) degrees twenty-six (26) minutes forty (40) seconds West two hundred (200.00) feet to a point; thence South twenty-eight (28) degrees forty-eight (48) minutes twenty (20) seconds West one hundred thirty-five (135.00) feet to a point on the centerline of Pennsylvania Traffic Route No. 235; thence along the centerline of Pennsylvania Traffic Route No. 235 North forty-nine (49) degrees twenty-seven (27) minutes fifty (50) seconds West three hundred fifty-four and forty-five hundredths (354.75) feet to a point; thence continuing along the centerline of Pennsylvania Traffic Route No. 235 along an 8.76069 degree northwesterly curve having a radius of six hundred fifty-four and one-hundredth (654.01) feet and along chord of one hundred eighty-three and sixteen hundredths (183.16) feet to a nail; thence alonglands now or formerly of Mary Seiders the following two (2) courses and distances: North one (1) degree fifty-eight (58) minutes forty-five (45) seconds East one thousand six hundred fourteen and sixty hundredths (1,614.60) feet to an iron pin; and, thence North eighty-four (84) degrees fifty-six (56) minutes thirty-nine (39) seconds East one thousand two hundred forty-two and seventeen hundredths (1,242.17) feet to an iron pin, the Place of BEGINNING.

CONTAINING thirty-nine (39) acres, more or less, in accord with a June 17, 1985, survey by Ralph Morton Griffin, R.S., a copy of which is recorded in Juniata County Map Book No. 18 at Page 17 .

BEING the residue of the premises which David Swartz, Peter Shelley, Edward Ferguson, Harvey Ferguson and Harry Ferguson, Trustees of the Union Bethlehem Cemetery Association, otherwise known as Trustees of Bethlehem Cemetery by their deed dated December 17, 1942, recorded January 20, 1943, in the Recorder of Deeds Office of and for Juniata County in the Court House at Mifflintown, Pennsylvania, in Deed Book Volume 72 at Page 70 & c, granted and conveyed unto G. Herbert Miller. The said G. Herberg Miller a/k/a George Herbert Miller died testate March 20, 1981, having first made his Last Will and Testament which was properly probated March 25, 1981, in the Register of Wills Office of and for Juniata County and recorded in Will Book "O" at Page 411 in which the premises herein conveyed was devised to Emma L. Miller, widow, party hereto of the First Part. (See Juniata County Estate Envelope No. 34-81-26).

No hazardous waste is presently being disposed of or has ever been disposed of by the Grantor or to the Grantor's actual knowledge on the premises hereby conveyed. This statement is made in accordance with the provisions of the Solid Waste Management Act 97 of 1980, H.B. 1840.

This is a conveyance between a mother and her son and daughter-in-law and therefore exempt from transfer tax in accord with the provisions of Chapter 91 - Realty Transfer Tax Division Regulations - Subchapter C. Exempt Transactions and Parties, Section 91.52 Parent and Child.

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Juniata : ss.  
 RECORDED on this 4th day of October, A.D. 1983  
 in the Recorder's Office of the said County, in  
Deed Book, Volume 134, page 626

Given under my hand and the seal of the said office the date above written.

Nancy J. Lebeck Deputy  
 Recorder

628

AND the said grantors hereby covenant and agree that they will warrant **GENERALLY** the property hereby conveyed.

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

Signed, Sealed and Delibered in the Presence of

*Emma L. Miller*  
Emma L. Miller



*Clyde R. Bongardner*



State of PENNSYLVANIA

County of JUNIATA

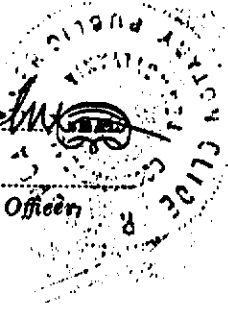
On this, the 4th day of October, 1985, before me,

the undersigned officer, personally appeared EMMA L. MILLER, widow- - - -

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

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

*Clyde R. Bongardner*  
Notary Public



My Commission expires: July 7, 1988 Title of Officer

ENTERED FOR RECORD IN JUNIATA COUNTY

Oct 4 19 85  
at 2:26 P. M

Taxes & Fees \$ 13.50  
10.00 Draft

CLYDE R. BONGARDNER, NOTARY PUBLIC  
MIFFLINTOWN BORO, JUNIATA COUNTY  
MY COMMISSION EXPIRES JULY 7, 1988  
Member, Pennsylvania Association of Notaries

I do hereby certify that the precise residence and complete post office address of the within named grantee<sup>s</sup> is: Greenwood Township, Juniata County, PA  
P.O. Address: R. D. 1, Thompsontown, PA 17094  
July 5, 1985

*Clyde R. Bongardner*

Attorney for Grantor