

**THIS DEED**

MADE THE 6<sup>th</sup> day of May, in the year two thousand twenty two (2022)

**BETWEEN, WAYNE E. SPRINGER**, Executor of the **ESTATE OF ARLON H. SPRINGER** late of the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, party of the first part,

**GRANTOR**

AND

**RAY A. BORTZ**, of 539 Fagleysville Road, Perkiomenville, Pennsylvania, party of the second part,

**GRANTEE**

**WHEREAS**, the said **ARLON H. SPRINGER** died on the 7<sup>th</sup> day of February, 2021, seized of that certain real property hereinafter described; and

**WHEREAS**, the said **ARLON H. SPRINGER** died testate and appointed **WAYNE E. SPRINGER**, Executor of his estate; and

**WHEREAS, WAYNE E. SPRINGER**, duly qualified as Executor of the **ESTATE OF ARLON H. SPRINGER** and Letters Testamentary were issued by the Register of Wills to the said **WAYNE E. SPRINGER**, on the 17<sup>th</sup> day of March, 2021; and

**WHEREAS**, by virtue of the authority vested in the said **WAYNE E. SPRINGER**, by Section 3351 of the Pennsylvania Probate, Estate and Fiduciaries Code, the said Executor of the Estate of **ARLON H. SPRINGER** deceased, is authorized to sell said real estate.

**NOW THIS INDENTURE WITNESSETH**, that the said **WAYNE E. SPRINGER**, Executor of the **ESTATE OF ARLON H. SPRINGER** for and in consideration of the sum of **FOUR HUNDRED TWENTY THOUSAND (\$420,000.00) DOLLARS** lawful money of the United States, to him well and truly paid by the same grantee and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said grantee, his heirs and assigns

**ALL THAT CERTAIN** piece, parcel and lot of land situate in the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a post, thence North forty-one (41) degrees West 199.4 perches to a post by land now or formerly of Jacob Houseknecht, Sr.; thence North Sixteen and one half (16 ½) degrees East (42) perches by land now or formerly of Daniel S. Houseknecht; thence North sixty-seven (67) degrees East (35) perches to a hemlock by land now or formerly of Houseknecht; thence North ten (10) degrees West 33.8 perches to a stump by land now or formerly of D.S. Houseknecht; thence South seventy-three and one half (73 ½) degrees East 64.5 perches to a

mayberry by land now or formerly of George Dugan; thence South fifty-five (55) degrees East 155 perches to a post by land now or formerly of Henry Spangenburg, now or formerly of Alfred Dugan; thence South thirty-five and one half (35 ½) degrees West 160 perches to a post at the Muncy Creek by land now or formerly of Phillip Snyder; thence by the said creek 6 perches to a post and place of beginning. Containing 190 acres and 134 perches be the same more or less.

**EXCEPTING and RESERVING** a 11.729 acre parcel and a 21,161 square foot sewer easement previously conveyed unto Tim J. Herr and Sally J. Herr, husband and wife, by deed of G. Robert Herr and Rita J. Herr, husband and wife, dated May 7, 1997 and recorded on May 15, 1997, in Lycoming County Record Book 2793, page 308 and also by corrective deed dated August 13, 1997 and recorded on August 14, 1997, in Lycoming County Record Book 2850, page 131.

**ALSO EXCEPTING and RESERVING** the parcel previously conveyed unto the Commonwealth of Pennsylvania, Department of Transportation, by deed of G. Robert Herr and Rita J. Herr, his wife, dated December 6, 2000 and recorded on January 5, 2001 in Lycoming County Record Book 3696, page 22 and Map Book 57, page 252.

**ALSO EXCEPTING and RESERVING** 2.00 acre parcel conveyed unto Adam J. Herr, single, by deed of G. Robert Herr and Rita J. Herr, husband and wife, dated June 13, 2002 and recorded on June 14, 2002 in Lycoming County Record Book 4206, page 255.

**ALSO EXCEPTING and RESERVING** 2.00 acre parcel conveyed unto John Robert Herr and Sandy S. Herr, husband and wife, by deed of G. Robert Herr, dated March 10, 2006 and recorded on March 10, 2006 in Lycoming County Record Book 5593, page 136 and to Instrument Number 200600003584.

**UNDER and SUBJECT** to a perpetual easement for ingress, egress and regress conveyed unto John Robert Herr and Sandy S. Herr, husband and wife, their heirs and assigns, by deed of G. Robert Herr, dated March 10, 2006 and recorded on March 10, 2006 in Lycoming County Record Book 5593, page 136. Said perpetual easement being fifty (50) feet in width along an existing private road which is indicated on the subdivision plan of G. Robert Herr and Rita J. Herr, recorded on March 1, 2006 in Record Book 5584, page 219 and Map Book 59, page 459.

**UNDER and SUBJECT** to a perpetual easement for ingress, egress and regress conveyed unto Adam J. Herr, single, his heirs and assigns, by deed of G. Robert Herr and Rita J. Herr, husband and wife, dated June, 13, 2002 and recorded on June 14, 2002 in Lycoming County Record Book 4206, page 255. Said perpetual easement being fifty (50) feet in width along an existing private road which is indicated on the subdivision plan of G. Robert Herr and Rita J. Herr, recorded on June 10, 2002 in Lycoming County Record Book 4201, page 60 and Map Book 58, page 75.

**ALSO UNDER and SUBJECT** to a perpetual septic easement as noted in the deed of G. Robert Herr and Rita J. Herr, husband and wife to Adam J. Herr, single, dated June 13, 2002 and recorded on June 14, 2002 in Lycoming County Record Book 4206, page 255. Said perpetual septic easement is indicated on the subdivision plan of G. Robert Herr and Rita J. Herr, recorded on June 10, 2002, in Lycoming County Record Book 4201, page 60 (erroneously noted as page 75 in chain of title) and Map Book 58, page 75.



BEING the same premises granted and conveyed unto Arlon H. Springer by deed of G. Robert Herr, a single widower, dated March 22, 2007 and recorded on March 23, 2007, in Lycoming County Record Book 5956, page 313.

**TOGETHER** with and under and subject to an oil and gas lease between G. Robert Herr and the Keeton Group, LLC, dated July 29, 2005 and recorded on March 29, 2006 in Lycoming County Record Book 5609, page 80. By executing this deed, Wayne E. Springer, Executor of the Estate of Arlon H. Springer, Grantor, hereby assigns and conveys all the right, title and interest in said Oil and Gas Lease referred to above to said Ray A. Bortz, Grantee herein.

For identification purposes only, being Parcel No. 13-356-148 in the Office of the County Assessor.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**AND**, the said **WAYNE E. SPRINGER**, Executor of the **ESTATE OF ARLON H. SPRINGER** late of the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, does covenant, promise and agree, to and with the said grantee, his heirs and assigns, that he, the said **WAYNE E. SPRINGER**, Executor of the **ESTATE OF ARLON H. SPRINGER** late of the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, has not done, committed, knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

202200006163  
Filed for Record in  
LYCOMING COUNTY PA  
DAVID A. HUFFMAN  
05-12-2022 At 03:01 PM  
DEED 78.75  
STATE TAX 4200.00  
LOCAL TAX 4200.00  
OR book 9282 Page 204-207

IN WITNESS WHEREOF, the said WAYNE E. SPRINGER, Executor of the ESTATE OF ARLON H. SPRINGER late of the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, has hereunto set his hand and seal the day and year first above written.

WITNESS:

ESTATE OF ARLON H. SPRINGER

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Wayne E. Springer Exc (SEAL)  
WAYNE E. SPRINGER

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF COLUMBIA :

On this, the 6<sup>th</sup> day of May, 2022, before me, a Notary Public, personally appeared WAYNE E. SPRINGER, Executor of the ESTATE OF ARLON H. SPRINGER known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
LYNN R. RUNGE, Notary Public  
Columbia County  
My Commission Expires November 23, 2024  
Commission Number: 1142473

Notary Public

Lynn R. Runge

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise address of the Grantee herein is as follows:  
539 Fagleysville Road, Perkiomenville, PA 18074

Commonwealth of Pennsylvania - Notary Seal  
LYNN R. RUNGE, Notary Public  
Columbia County  
My Commission Expires November 23, 2024  
Commission Number: 1142473

Agent on behalf of Grantee

[Signature]