



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: 2011-000350
Instrument Type: DEED

Record Date: 2/07/2011
Record Time: 03:10:00
Receipt No.: 91710

Book#: 2011 Page#: 0350

Receipt Distribution

| Fee/Tax Description | Payment Amount |
|---------------------|----------------|
|---------------------|----------------|

| | |
|--------------------|-------|
| DEED | 17.00 |
| DEED - WRIT | .50 |
| DEED - RTT STATE | .00 |
| JUNIATA COUNTY SD | .00 |
| FAYETTE TWP | .00 |
| J.C.S. / A.T.J. | 23.50 |
| CO IMPROVEMENT FND | 2.00 |
| REC. IMPRVMT FUND | 3.00 |
| STATEMENT OF VALUE | 2.00 |

Check# 11937 \$48.00

Total Received..... \$48.00

Paid By Remarks: POWELL HAROLD E JR ATTY
FNB MFTN/HORNBERGER P

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

Certification Page
DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

Prepared By:
Harold E. Powell, Jr., Esq.
24065 Route 35 N.
Mifflintown, Pa. 17059

Executor's Deed

MADE THE 31st DAY OF JANUARY IN THE YEAR OF OUR LORD
Two Thousand Eleven (2011);

BETWEEN: **FIRST NATIONAL BANK OF MIFFLINTOWN**, Executor of the
Last Will and Testament of **PAUL M. HORNBERGER**, deceased, Late of Fayette
Township, Juniata County, Pennsylvania, with an address of P.O. Box 96, Mifflintown,
Pennsylvania 17059,

GRANTOR

AND **PAUL HORNBERGER RESIDUARY TRUST**, The First National
Bank of Mifflintown, Trustee, with an address of P.O. Box 96, Mifflintown,
Pennsylvania 17059,

GRANTEE

WHEREAS, **PAUL M. HORNBERGER** became seized in his lifetime of and in that
certain property, with improvements thereon, in Fayette Township, Juniata County,
Pennsylvania, more and particularly hereinafter described on EXHIBIT A attached hereto
and made a part hereof.

WHEREAS, the said **PAUL M. HORNBERGER** died testate on June 20, 2004, having
first made a Last Will and Testament on November 21, 1991; Codicil dated September
29, 1994; Codicil January 30, 2002. Letters Testamentary were granted to **FIRST
NATIONAL BANK OF MIFFLINTOWN** on July 8, 2004 and Juniata County Estate
File No. 34-04-00051 was opened.

WHEREAS, no family member or other person or party is entitled to claim the Family
Exemption and the Estate Administrator has paid or have made arrangements to pay the
requisite amount of Pennsylvania Inheritance Tax, if any, and, if required, Federal Estate
Tax. The within conveyed premises were not specifically devised.

NOW, THIS INDENTURE WITNESSETH, That the said **FIRST NATIONAL BANK
OF MIFFLINTOWN**, Executor of the decedent's Estate of **PAUL M. HORNBERGER**,
deceased, for and in consideration of the sum of One (\$1.00) & No/100 Dollar in hand
paid by the said Grantee, at and before the sealing and delivery hereof, the receipt

whereof is hereby acknowledged, and it granted, bargained, sold, aliened, released and confirmed, and by these presents, does grant, bargain, sell, alien, release and confirm unto the said Grantee, its heirs, successors and assigns, to wit: all those two (2) certain tracts of real estate, with improvements erected thereon, more fully described on EXHIBIT A attached hereto and made a part hereof.

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

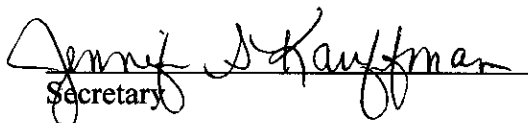
This conveyance is exempt from any State and/or any local realty transfer tax because it is a conveyance from Grantor as fiduciary of the Grantee, therefore Grantor and Grantee are the same in accordance with Pennsylvania Realty Transfer Tax Act and Regulations dated April 1989.

AND the said Grantor hereby covenant(s), promise(s) and agree(s) to and with the said Grantee, its heirs, successors and assigns, by these presents, that it, the said Grantor has not done, committed, or 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 incumbered, in title, charge, estate, or otherwise howsoever.

IN WITNESS WHEREOF, the said FIRST NATIONAL BANK OF MIFFLINTOWN, Grantor has caused this Indenture to be signed by its Trust Officer, attested to by its secretary and has caused to be affixed hereto the common and corporate seal of the said corporation the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

FIRST NATIONAL BANK OF MIFFLINTOWN
EXECUTOR OF THE ESTATE OF PAUL M.
HORNBERGER


Secretary

 (SEAL)
Trust Officer

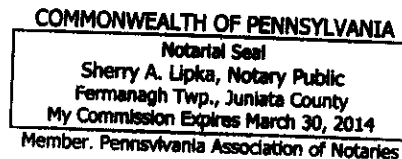
(corporate seal)

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF JUNIATA : SS.

On this, the 31st day of January, 2011, before me, the undersigned officer, personally appeared Diane Sykes, who acknowledged himself/herself to be the Trust Officer of FIRST NATIONAL BANK OF MIFFLINTOWN, Executor of the Last Will of PAUL M. HORNBERGER, deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed same in the capacity therein stated and for the purposes therein contained.

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

Sherry A. Lipka
Notary



I do hereby certify that the precise residence and complete post office address of the within named Grantees is: P.O. Box 96, Mifflintown, PA 17059.

Harold Rowland, Jr.
Attorney for Grantees

EXHIBIT A

ALL THOSE CERTAIN Four (4) Tracts of real estate situate in Fayette Township, Juniata County, Pennsylvania being bounded and described as follows, to wit:

TRACT NO. 1: ALL THAT CERTAIN Tract of real estate situate in Fayette Township, Juniata County, Pennsylvania, CONTAINING **0.270 acres** and being **Lot No. 24** in that "Proposed Addition to Fairview Acres", done by Robert G. Hartman, Jr., RPLS, and Michael Wagner tdba "Sentral Surveying & Engineering" on July 6, 1992 and recorded October 2, 1992 in Juniata County Plan/Map Book 21, Page 85, a copy of a portion of which is attached hereto ad Exhibit No. 1, and being bounded and described as follows, to wit:

BEGINNING at a Point being on the westerly edge of the right-of-way of Bell Road and being the southernmost corner of the tract herein conveyed; thence along Lot No. 25 in said Plan North 34 degrees 6 minutes 54 seconds West 107.72 feet to a Point; thence along a portion of Lots 20 and 21 of said Plan North 37 degrees 32 minutes 15 seconds East 115 feet to a Point; thence along Lot No. 23 of said Plan South 34 degrees 6 minutes 54 seconds East 115 feet to a Point being on said westerly edge of the right-of-way of Bell Road; thence along said westerly edge South 37 degrees 32 minutes 15 seconds West 115 feet to said Point being the Place of BEGINNING.

^p
Part of Tax Map No. 03-13B-070.

UNDER AND SUBJECT to all the covenants, conditions and restrictions more fully described in Juniata County Miscellaneous Book 66, Page 102, and Map/Plat Book 24, Page 442, and Plat/Map Book 21, Page 85, and Plat/Map Book 21, Page 85.

BEING part of the same premises which Martha J. Bear, widow, by her deed dated May 19, 1960 and recorded June 24, 1960 in Juniata County Deed Book 94, Page 214, conveyed unto Paul M. Hornberger who died June 20, 2004 testate, and the subject premises vested solely in the said Paul M. Hornberger, whose Executor is the Grantor herein.

TRACT NO. 2: ALL THAT CERTAIN Tract of real estate with improvements erected thereon situate in Fayette Township, Juniata County, Pennsylvania, and CONTAINING **0.4084 acres**, more or less, and being the combined perimeter survey of "**Lot 11**" in that subdivision plan prepared by William C. Sarge, PLS/PE for Paul M. Hornberger on August 22, 1988 and recorded in Juniata County Plan/Map Book 19, Page 131 and of "Proposed Lot Addition #2 To Lot 11" in that certain Final Plan of Fairview Acres (Additions to Phase III) done by George R. Campbell, R.P.L.S., tdba Tuscarora Land Surveying on September 12, 1997 and recorded October 14, 1997 in Juniata County Plan/Map Book 24, Page 161 and being bounded and described as follows, to wit:

BEGINNING at an Iron Pin being on the southerly edge of the 33 foot right-of-way of Hornberger Drive and the northwestern corner of Lot 11; thence along said southerly edge North 62 degrees 22 minutes 13 seconds East 115.03 feet to an Iron Pin; thence

along lands now or formerly of John E. Peterson et ux (see Juniata County Instrument No. 2010-1756) South 22 degrees 42 minutes 45 seconds East 163.63 feet to a Set Iron Pin; thence continuing North 63 degrees 22 minutes 44 seconds East 112.33 feet to a Set Iron Pin; thence along Proposed Lot Addition #1 To Lot 10 North 22 degrees 27 minutes 23 seconds West 54.60 feet to an Iron Pin; thence along lands now or formerly of Ronald W. Dreese, Jr., et ux (see Record Book 226, Page 615 and Tax Map No. 03-13B-083) North 22 degrees 42 minutes 45 seconds West 100 feet to said Iron Pin being on said southerly edge of Hornberger Drive and being said Place of BEGINNING.

^p Tax Map No. 03-13B-069.

UNDER AND SUBJECT to all the covenants, conditions and restrictions more fully described in Juniata County Miscellaneous Book 66, Page 102, and Map/Plat Book 24, Page 442, and Plat/Map Book 21, Page 85, and Plat/Map Book 21, Page 85.

BEING part of the same premises which Martha J. Bear, widow, by her deed dated May 19, 1960 in Juniata County Deed Book 94, Page 214, conveyed unto Paul M. Hornberger who died June 20, 2004 testate and whose Executor, FIRST NATIONAL BANK OF MIFFLINTOWN, is the Grantor herein. AND also being the 0.1814 acre Lot Addition tract which FIRST NATIONAL BANK OF MIFFLINTOWN, Executor of the Estate of PAUL M. HORNBERGER, by its deed dated January 31, 2011 and recorded immediately prior to this deed on February 7, 2011 as Juniata County Instrument No. 2011- 348 in Record Book 2011, Page 348.

TRACT NO. 3: ALL THAT CERTAIN Tract of real estate situate in Fayette Township, Juniata County, Pennsylvania being **Lot No. 9** in that Subdivision Plan for Paul Hornberger done by William C. Sarge, R.P.L.S. & P.E., tdba Sarge Engineering and Surveying on August 22, 1988 and recorded October 10, 1989 in Juniata County Map Book 19, Page 131 and being bounded and described as follows, to wit:

BEGINNING at an Iron Pin being on the southern edge of Hornberger Drive; thence along said southern edge North 62 degrees 22 minutes 13 seconds East 104 feet to an Iron Pin; thence along Lot 10 in said Plan South 25 degrees 33 minutes 44 seconds East 99.11 feet to an Iron Pin; thence along lands now or formerly of John E. Peterson et ux (Tax Map No. 03-13B-088) South 62 degrees 22 minutes 14 seconds West 95 feet to an Iron Pin; thence along Lot 8 in said Plan North 30 degrees 45 minutes 53 seconds West 99.19 feet to said Iron Pin being said Place of BEGINNING and CONTAINING **0.226 acres** and being **Lot No. 9** in said Plan.

^p
Part of Tax Map No. 03-13B-070.

TRACT NO. 4: ALL THOSE CERTAIN Three (3) Parcels of real estate situate in Fayette Township, Juniata County, Pennsylvania being Los 15, 16 and 17 in that Subdivision of Property of Paul M. Hornberger, Phase II done by Warren E. Kerstetter, P.L.S. on October 3, 1989 as Job Nr. 23-30 and recorded September 14, 1990 in Juniata County Map Book 20, Page 24 and being bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at an Iron Pin being the northern corner of the tract herein conveyed; thence along Lot 14 in said Plan South 49 degrees 41 minutes 50

seconds East 104.23 feet to an Iron Pin; thence along the northerly edge of Hornberger Drive South 37 degrees West 75 feet to an Iron Pin; thence along Lot 16 in said Plan North 49 degrees 42 minutes 40 seconds West 104.77 feet to an Iron Pin; thence along lands now or formerly of Earl L. Brewer (Record Book 421, Page 539, TM 03-13B-4) and lands now or formerly of William R. Seiler et ux Record Bk. 342, Pg. 961, TM 03-13B-005) North 37 degrees 24 minutes 40 seconds East 75 feet to said Iron Pin being said Place of BEGINNING and CONTAINING **0.180 acres** and being **Lot No. 15** in said Plan.

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Part of Tax Map No. 03-13B-070.

Parcel No. 2: BEGINNING at an Iron Pin being the northern corner of the tract herein conveyed; thence along Lot 15 in said Plan South 49 degrees 42 minutes 40 seconds East 104.77 feet to an Iron Pin; thence along the northerly edge of Hornberger Drive South 37 degrees West 44.13 feet to an Iron Pin; thence counterclockwise along a cul de sac which is a partial circle with a radius of 40 feet a distance of 44.03 feet to an Iron Pin; thence along Lot 17 in said Plan North 50 degrees 25 minutes 50 seconds West 81.79 feet to an Iron Pin; thence along lands now or formerly of Earl L. Brewer (Record Bk. 421, Pg. 539, TM 03-13B-004) North 37 degrees 24 minutes 40 seconds East 81.81 feet to said Iron Pin being said Place of BEGINNING and CONTAINING **0.182 acres** and being **Lot No. 16** in said Plan.

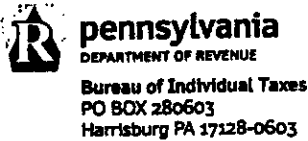
p
Part of Tax Map No. 03-13B-070.

Parcel No. 3: BEGINNING at an Iron Pin being the northern corner of the tract herein conveyed; thence along Lot 16 in said Plan South 50 degrees 25 minutes 50 seconds East 81.79 feet to an Iron Pin; thence in a counterclockwise direction along the edge of a cul de sac which is the terminus of Hornberger Drive and is a partial circle with a radius of 40 feet a distance of 81.63 feet to an Iron Pin; thence along Lot 18 in said Plan South 37 degrees West 65.30 feet to an Iron Pin; thence along lands now or formerly of Robert E. Brandt et ux (Deed Bk. 118, Pg. 472, TM 03-10B-153) North 53 degrees 6 minutes 30 seconds West 138.98 feet to an Iron Pin; thence along lands now or formerly of Benedict W. Hughes (Record Bk. 435, Pg. 413, TM 03-13B-003) and lands now or formerly of Earl L. Brewer (Record Bk. 421, Pg. 539, TM 03-13B-004) North 37 degrees 24 minutes 40 seconds East 107.46 feet to said Iron Pin being said place of BEGINNING and CONTAINING **0.287 acres** and being **Lot No. 17** in said Plan.

p
Part of Tax Map No. 03-13B-070.

Tract Nos. 3 and 4 BEING part of the same premises which Martha J. Bear, widow, by her deed dated May 19, 1960 and recorded June 24, 1960 in Juniata County Deed Book 94, Page 214, conveyed unto Paul M. Hornberger who died June 24, 2004 testate, and the subject premises vested solely in the said Paul M. Hornberger, whose Executor is the Grantor herein.

REV-183 EX (7-08)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

| | |
|----------------|--------|
| State Tax Paid | 0.00 |
| Book Number | 2011 |
| Page Number | 350 |
| Date Recorded | 2-7-11 |

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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

| | | | | | | |
|----------------|--------------------|--|------|-------------------|----------------|-------|
| Name | Harold Powell, Jr. | | | Telephone Number: | (717) 436-8780 | |
| Street Address | 24065 Route 35 N | | City | Mifflintown | State | PA |
| | | | | | ZIP Code | 17059 |

B. TRANSFER DATA

| | | | | | | |
|---|--------------------------------|--|-------------|-------|----------|--|
| Grantor(s)/Lessor(s) of the Estate of Paul M. Hornberger First National Bank of Mifflintown Executor | Date of Acceptance of Document | Grantor(s)/Lessee(s) c/o First National Bank Mifflintown Paul M. Hornberger Residuary Trust | | | | |
| Street Address | P.O. Box 96 | | | | | |
| City | State | ZIP Code | City | State | ZIP Code | |
| Mifflintown | PA | 17059 | Mifflintown | PA | 17059 | |

C. REAL ESTATE LOCATION

| | | | | | |
|----------------|---|-------------------------|-----------------------|------------------|--|
| Street Address | Bell Road 11 Hornberger Rd., McAlisterville PA 17049 | | City/Township/Borough | Fayette Township | |
| County | School District | Tax Parcel Number | | | |
| Juniata | Juniata County | 03-138-069 + 03-138-070 | | | |

D. VALUATION DATA

| | | |
|------------------------------|------------------------------|------------------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration | 3. Total Consideration |
| 0 | + 0 | = 0 |
| 4. County Assessed Value | 5. Common Level Ratio Factor | 6. Fair Market Value |
| 31,960.00 | X 5.88 | = 215,090.80 187,924.80 |

E. EXEMPTION DATA

| | | |
|---------------------------------|---|---|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| 100% | 100% | 100% |

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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, if other than listed above.) _____

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 | Date |
| Harold Powell, Jr. | 2/7/11 |

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.