

This Deed

Made the 9th day of November, the year **Two Thousand Seven** (2007).

Between **ROBERT L. BOLLINGER and VERNA BOLLINGER**, husband and wife, and **LISA R. RUTT, Now Married and Known As LISA R. SMITH**, of 172 Bollinger Drive, Mifflinburg, Pennsylvania, 17844, GRANTOR and Party of the First Part;

A
N
D

// **LISA R. SMITH and TONY L. SMITH**, wife and husband, of 172 Bollinger Drive, Mifflinburg, Pennsylvania, 17844, GRANTEES and parties of the Second Part.

Witnesseth, That in consideration of **ONE (\$1.00) DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the said Grantees,

ALL THOSE CERTAIN tracts of land situate in West Buffalo Township, Union County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at an iron pin, said iron pin marks the northeast corner of the within described tract of land;

Thence along property now or formerly of John B. Punako, South eight degrees fifteen minutes zero seconds West, a distance of seventy-three and twenty hundredths feet (S 08° 15' 00" W, 73.20') to an iron pin;

Thence along other property of the within Grantees, South eighty degrees forty minutes zero seconds West, a distance of seven hundred ninety-three and ninety-three hundredths feet (S 80° 40' 00" W, 793.93') to an iron pin;

Thence along property now or formerly of Joseph Wojchiechowski, North nineteen degrees eighteen minutes zero seconds West, a distance of one hundred sixty-six and eighty-three hundredths feet (N 19° 18' 00" W, 166.83) to an iron pin (Incorrectly stated in a previous Deed as North nineteen degrees

eighteen minutes zero seconds West, a distance of three hundred fifty-six and forty hundredths feet (N 19° 18' 00" W, 356.40') to an iron pin);

Thence along Lot No. 2 being conveyed to Harold Sidney Bollinger, et ux., North forty-three degrees fifteen minutes zero seconds East, a distance of one hundred eighty-one and twenty-three hundredths feet (N 43° 15' 00" E, 181.23') to an iron pin;

Thence continuing along same North seventy-five degrees forty minutes fifty-six seconds East, a distance of forty-nine and thirty-two hundredths feet (N 75° 40' 56" E, 49.32') to an iron pin;

Thence continuing along same South fifty-two degrees twelve minutes zero seconds East, one hundred fifty-one and ninety-nine hundredths feet (S 52° 12' 00" E, 151.99') to a n iron pin;

Thence continuing along same South eighty-nine degrees fifteen minutes zero seconds East, a distance of five hundred fifty-seven and five hundredths feet (S 89° 15' 00" E, 557.05') to an iron pin and the Place of BEGINNING.

CONTAINING a gross area of 2.99 Acres, minus a right-of-way area of 0.19 Acre or a net area of 2.80 Acres.

Identified as Lot 2A on a Subdivision Plan prepared by Alan C. Wagner, Registered Surveyor, dated March 22, 2004.

ALSO GRANTING AND CONVEYING unto the within Grantees, their heirs and assigns, the right of ingress, egress and regress over a 25' private right-of-way as conveyed to Rufus Bollinger and A. Arlene Bollinger, husband and wife, by a Deed of Right-of-Way from William H. Jows and Hazel Jows, his wife, dated November 23, 1984, and recorded November 20, 1985, and over a 50' private right of way as set forth on a survey by Jack D. Wagner dated February 10, 1984.

ALSO GRANTING AND CONVEYING unto the within Grantees, their heirs and assigns, the right of ingress, egress and regress over a 50' Right-of-Way to lands which they now or in the future may own over the within conveyed tract as is shown on a survey of Jack D. Wagner, Registered Surveyor, dated February 10, 1984, and recorded in Plat Book 8, Page 67.

IT BEING A PART OF the same tract that ROBERT L. BOLLINGER and VERNA BOLLINGER, husband and wife, and HAROLD SIDNEY BOLLINGER and BARBARA A. BOLLINGER, husband and wife, by Deed dated June 25, 2004 and recorded July 23, 2004 in Union County Record Book 1317, Page 5, granted and conveyed unto ROBERT L. BOLLINGER and VERNA BOLLINGER, husband and wife, and LISA R. SMITH, married.

TRACT NO. 2

BEGINNING at an iron pin, which iron pin marks the Southwestern corner of the within described tract; thence along property now or formerly of Wojchiechowski, North nineteen degrees eighteen minutes West, four hundred thirty-nine and seventy-seven hundredths feet (N. $19^{\circ} 18' W.$, 439.77') to a point; thence along Lot No. 2 North eighty degrees forty minutes East seven hundred ninety-three and ninety-three hundredths feet (N. $80^{\circ} 40' E.$, 793.93') to a point; thence along property now or formerly of John B. Punako, South eight degrees fifteen minutes West five hundred ninety-seven and three hundredths feet (S. $8^{\circ} 15' W.$, 597.03') to an iron pin; thence along property now or formerly of Hattie Lynch Estate and William H. Jows, North eighty-five degrees eight minutes West, five hundred fifty-four and forty hundredths feet (N. $85^{\circ} 08' W.$, 554.40') to an iron pin and the place of BEGINNING. CONTAINING 7.74 Acres and being identified on the Plot Plan as Lot No. 1, per survey of Jack D. Wagner, Registered Surveyor, dated February 10, 1984, and recorded in Plat Book 8, at Page 67.

ALSO GRANTING AND CONVEYING unto the within Grantees, their heirs and assigns, the right of ingress, egress and regress over a 25' private Right-of-Way as conveyed to Rufus Bollinger and A. Arlene Bollinger, husband and wife, by a Deed of Right-of-Way from William H. Jows and Hazel Jows, husband and wife, dated November 23, 1984, and recorded November 20, 1985, and over 50' private Right-of-Way as set forth on a survey by Jack D. Wagner dated February 10, 1984.

ALSO EXCEPTING AND RESERVING unto the within Grantors, their heirs and assigns, the right of ingress, egress and regress over a 50' Right-of-Way to lands which they now or in the future may own over the within conveyed tract as is shown on a survey of Jack D. Wagner, Registered Surveyor, dated February 10, 1984

IT BEING of the same tract that ROBERT L. BOLLINGER AND VERNA BOLLINGER, husband and wife, by their deed dated September 17, 2002 and recorded September 18, 2002 in the Recorder's Office of Union County, Pennsylvania in Record Volume 176 Page 361 granted and conveyed unto ROBERT L. BOLLINGER and VERNA BOLLINGER, husband and wife, and LISA R. RUTT, unmarried.

IDENTIFIED on the Union County Tax Atlas (for reference purposes only) as #013-096-112.10000

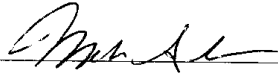
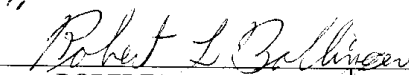
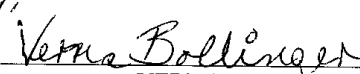
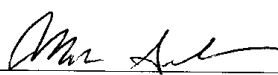

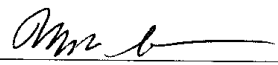
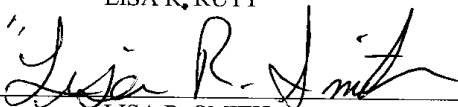
BEING KNOWN AS 172 Bollinger Drive, Mifflinburg, Pennsylvania, 17844

THIS PROPERTY IS A TRANSFER FROM PARENTS AND DAUGHTER TO DAUGHTER AND HUSBAND AND IS THEREFORE EXEMPT FROM THE PAYMENT OF REALITY TRANSFER TAXES.

And the said Grantors will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

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

Witness:

 <hr/> us both	"  (SEAL) ROBERT L. BOLLINGER
<hr/>	"  (SEAL) VERNA BOLLINGER
 <hr/>	"  (SEAL) LISA R. RUTT
 <hr/>	"  (SEAL) LISA R. SMITH

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantees named herein is as follows: 172 Bollinger Drive, Mifflinburg, Pennsylvania, 17844.


 Attorney for Grantees

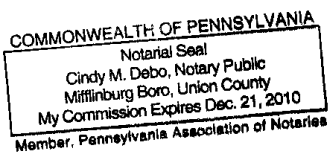
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF UNION :

On this, the 9th day of November, 2007, before me a Notary Public, the undersigned officer, personally appeared Robert L. Bollinger and Verna Bollinger, husband and wife, and Lisa R. Rutt, now known as Lisa R. Smith, married, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Cindy M. Debo

Notary Public



CERTIFICATION PAGE

DO NOT DETACH
THIS PAGE IS NOW A PART OF THIS LEGAL DOCUMENT

RECORDING INFORMATION AND FEES PAID

200700005467
Filed for Record in
UNION COUNTY PA
THERESA S SCHRAUDER
11-26-2007 At 01:56 pm.
DEED 47.00
OR Book 1745 Page 166 - 171

I hereby certify that this document is recorded in the Recorder's Office of Union
County, Pennsylvania.



Theresa S. Schrauder
Acting Recorder of Deeds