

County of Northumberland



CHRISTINA A. MERTZ
ACTING REGISTER OF WILLS, RECORDER OF DEEDS
CLERK OF ORPHANS' COURT
Courthouse, 201 Market Street
Sunbury, Pennsylvania 17801
(570) 988-4143

Instrument Number - 201610576
Recorded On 7/19/2016 At 2:13:58 PM

Book - 2708 · Starting Page - 245
* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 234767
* Grantor - MCANNANEY, SYLVIA ANN
* Grantee - FOX, WENDELL E
* Customer - RICHARD ROBERTS

* FEES

STATE TRANSFER TAX	\$4,350.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
SHAMOKIN AREA SCHOOL	\$2,175.00
REALTY TAX	
SHAMOKIN TOWNSHIP	\$2,175.00
TOTAL PAID	\$8,765.50

This is a certification page

DO NOT DETACH

This page is now the first page
of this legal document.

RETURN DOCUMENT TO:

**RICHARD ROBERTS
LEAVENS & ROBERTS LLP
PO BOX 518
SHAMOKIN, PA 17872**

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
North'd County, Pennsylvania.



Christina A. Mertz
Christina A. Mertz
Acting Recorder of Deeds

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

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02533B



Tax Parcel No. 044-00-043-052

THIS DEED

MADE the 18th day of July, in the year two thousand and sixteen (2016).

BETWEEN Sylvia Ann McAnnaney and John McAnnaney, her husband and Edward Petro and Carole R. Petro, his wife, Grantors

AND

Wendell E. Fox and Elaine J. Fox, husband and wife, Grantees

WITNESSETH, that in consideration of FOUR HUNDRED THIRTY-FIVE THOUSAND (\$435,000.00) DOLLARS in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns forever:

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Shamokin, County of Northumberland and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in line of lands now or formerly of Michael Smallets, formerly William Kriegbaum; thence by lands now or formerly of Leo Faust, Frank Martz, Jr., Margaret Jane Meiser, Alphonse Trelinske, Leon Misco, Sinibaldo Rovito, formerly John Kershner, south eighty (80) degrees east, one hundred sixty-eight and one-tenth (168.1) rods to a stone in line of land formerly of the Poor District of Mount Carmel Borough; thence by land formerly of the Poor District of Mount Carmel Borough; north twenty-eight (28) degrees thirty-five (35) minutes west, seventy-six and three-tenths (76.3) rods to a stone; thence by same, north twenty-four and one-sixth (24-1/6) degrees west, twenty-four (24) rods to a stone; thence by land now or formerly of Warren G. Ammerman, formerly Matilda Ammerman, north eighty-four (84) degrees west, thirteen (13) rods to a cherry tree; thence by same, north eighty and one-fourth (80 ¼) degrees west, sixteen and three-tenths (16.3) perches to a stone corner; thence north two and three-fourths (2-3/4) degrees west, fifty-six and one-tenth (56.1) rods to a stone; thence by land now or formerly of Preston Conrad, formerly Samuel Martin, north eighty-five (85) degrees thirty (30) minutes west, forty-five and eight-tenths (45.8) rods to a stone; thence by same, north seventeen (17) degrees thirty (30) minutes east, thirty-two (32) rods to a stone in a public road; thence along said public road, north eighty-five (85) degrees west, sixteen (16) feet to a stone corner in lands now or formerly of Michael Smallets, formerly William Kriegbaum; thence by lands now or formerly of Michael Smallets, south seventeen

(17) degrees thirty (30) minutes west, one hundred fifty-nine and seven-tenths (159.7) perches to the place of beginning.

CONTAINING eighty-four (84) acres and one hundred thirty-nine and one-half (139 ½) perches of land, strict measure, more or less, upon which is erected a frame farm house, barn and other buildings.

BEING the same premises which Marguerite Viola Petro, by her deed dated May 18, 2004 and recorded in the Office of the Recorder of Deeds for Northumberland County, Pennsylvania in Record Book 1666, Page 919 granted and conveyed unto Edward Petro and Sylvia Ann McAnnaney as tenants in common. Carole R. Petro joins in this deed to release any interest she might have in the premises by virtue of her marriage to Edward Petro. John McAnnaney joins in this deed to release any interest he might have in the premises by virtue of his marriage to Sylvia Ann McAnnaney.

THIS document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete right to remove all of such coal and in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of the notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

AND the said Grantors will **SPECIALY 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.

Sealed and delivered in the presence of:

~~_____~~ Sylvia Ann McAnnaney (SEAL)
Sylvia Ann McAnnaney

~~_____~~ John McAnnaney (SEAL)
John McAnnaney

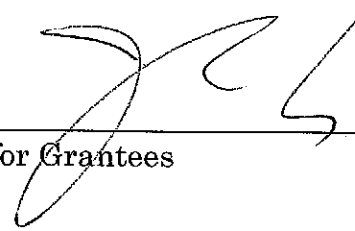
~~_____~~ Edward Petro (SEAL)
Edward Petro

~~_____~~ Carole R. Petro (SEAL)
Carole R. Petro

CERTIFICATE OF RESIDENCE

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

1164 Shamrock Road, Paxinos, PA 17860



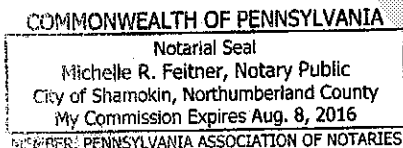
Attorney for Grantees

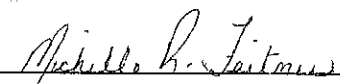
Commonwealth of Pennsylvania :
: **SS**
County of Northumberland :

On this, the 18th day of July, 2016, before me, a Notary Public, the undersigned officer, personally appeared Sylvia Ann McAnnaney, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

My Commission Expires:





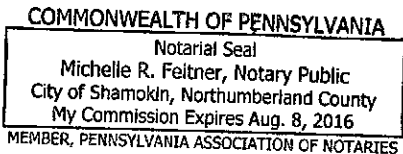
Notary Public

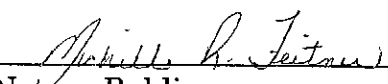
Commonwealth of Pennsylvania :
: **SS**
County of Northumberland :

On this, the 18th day of July, 2016, before me, a Notary Public, the undersigned officer, personally appeared John McAnnaney, 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 purpose therein contained.

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

My Commission Expires:





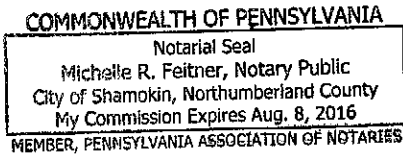
Notary Public

Commonwealth of Pennsylvania :
: **ss**
County of Northumberland :

On this, the 18th day of July, 2016, before me, a Notary Public, the undersigned officer, personally appeared Edward Petro, 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 purpose therein contained.

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

My Commission Expires:



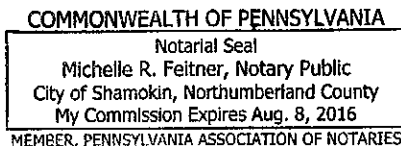
Michelle R. Feitner
Notary Public

Commonwealth of Pennsylvania :
: **ss**
County of Northumberland :

On this, the 18th day of July, 2016, before me, a Notary Public, the undersigned officer, personally appeared Carole R. Petro, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

My Commission Expires:



Michelle R. Feitner
Notary Public