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THIS INDENTURE

MADE the 4th day of February in the year two thousand twenty-one (2021)

BETWEEN **FRANKLIN E. SNYDER**, widower, of Danville, Montour County, Pennsylvania, GRANTOR, and party of the first part,

A N D

S. LAMAR HALDEMAN and TERESA D. HALDEMAN, husband and wife, of 5433 Broadway Road, Milton, Pennsylvania, as tenants by the entireties, GRANTEES, and parties of the second part,

WITNESSETH, that said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said parties of the second part, their heirs and assigns.

ALL THOSE CERTAIN parcels situate in Limestone Township, Montour County, Pennsylvania, known as No. 2 Quarry Road, Milton, Pennsylvania, Montour County Assessment Parcel No. 5-11-101, more particularly bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point in Pennsylvania State Route No. 3003, said point also being a corner of lands now or formerly of John W. Beaver;

THENCE along line of lands now or formerly of said Beaver, North 53 degrees 23 minutes 20 seconds West, 184.00 feet to an iron pipe;

THENCE along the same South 29 degrees 26 minutes 40 seconds West, 150.68 feet to an iron pipe;

THENCE along same South 18 degrees 23 minutes 20 seconds East, 177.20 feet to a point in the aforementioned Pennsylvania State Route No. 3003 and a corner of Lot No. 29 of Limestone Estates;

BK 44780901

LAW OFFICES OF DAVIS, DAVIS & KAAR

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THENCE through said State Route No. 3003 and along Lot No. 29 South 46 degrees 27 minutes 45 seconds West, 109.20 feet to a point, a corner of land now or formerly of Lycoming Silica Sand Company;

THENCE along said land now or formerly of Lycoming Silica Sand Company, through said State Route No. 3003 and through Township Route No. 395, South 81 degrees 38 minutes 50 seconds West, 151.80 feet to a point;

THENCE continuing along said land now or formerly of Lycoming Silica Sand Company and through said Township Route No. 395, North 73 degrees 35 minutes 00 seconds West, 366.00 feet to a point at the southeast corner of Lot No. 21;

THENCE along the easterly line of said Lot No. 21, North 00 degrees 04 minutes 55 seconds West, 846.40 feet to an iron rod in the southerly line of Lot No. 15;

THENCE along the southerly line of said Lot No. 15, North 86 degrees 13 minutes 10 seconds East, 495.61 feet to an iron rod at the southwest corner of Lot No. 19;

THENCE along the southerly line of Lot No. 19, North 86 degrees 56 minutes 30 seconds East, 889.85 feet to a point in the aforementioned Pennsylvania State Route No. 3003 and in the westerly line of lands now or formerly of Robert V. Chaapel, Sr. and Phyllis F. Chaapel;

Thence along the westerly line of lands now or formerly of said Chaapel and through said State Route No. 3003 South 11 degrees 42 minutes 50 seconds West, 151.96 feet to a point at a corner of Lot No. 29;

THENCE along said Lot No. 29 and through said State Route 3003, South 45 degrees 30 minutes 00 seconds West, 847.89 feet to the place of BEGINNING.

CONTAINING 20.64 acres of land in all and being more fully shown as Lot No. 20 of "Limestone Estates" on a draft of survey prepared by Taylor-Dobeck Associates dated September 29, 1987, and revised October 31, 1987, and recorded in the Montour County Record of Deeds Office to Map No. 174-1987.

EXCEPTING therefrom the following three (3) mentioned parcels:

1. 0.64 acre of land conveyed by Percy and Gertrude Hagenbuch, husband and wife, to Foster I. and Mazie E. Narehood, husband and wife, by deed dated December 15, 1934, and recorded in Deed Book 46 at Page 187.

BK 46 780902

2. 0.27 acre of land conveyed by Percy and Gertrude M. Hagenbuch, husband and wife, to Foster I. Narehood by deed dated May 7, 1948, and recorded in Deed Book 16 at Page 610.
3. 0.4 acre of land conveyed by Steward D. and Olive R. Narehood, husband and wife, and Percy and Gertrude M. Hagenbuch, husband and wife, to Foster I. and Mazie E. Narehood, husband and wife, by deed dated January 19, 1950, and recorded in Deed Book 64 at page 29.

UNDER AND SUBJECT to eight (8) restrictions, covenants, and setbacks set forth in the Deed to Franklin E. Snyder, et ux., dated October 13, 2000, and recorded in Montour County Record Book 217, Page 1249.

THESE eight (8) restrictions and covenants are part of the restrictions and covenants set forth in Montour County Record Deed Book 140, Page 1349, excluding the restrictions numbered 3, 5, 6, 7, 8, and 10 as applied to the within Lot No. 20 conveyed.

FURTHER UNDER AND SUBJECT to a setback restriction that no habitable structure shall be erected within 100 feet of the northern line of L. R. 47004 (State Route 3003).

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in, over and along a certain 20 foot mutual access lane extending from the northern boundary of Lot No. 20 in Limestone Estates and running between Lot No. 15 on the West and Lot Nos. 16 and 19 on the East to the southern right of way line of State Route 254, together with the free ingress, egress and regress to and for the within Grantees, their heirs and assigns, their tenants and under-tenants, occupiers, or possessors of the said Lot No. 20, at all times and seasons forever hereafter, into, along, upon and out of the said 20 foot mutual access lane, in common with the prior Grantors, their heirs and assigns, their tenants and under-tenants, occupiers, or possessors of the prior Grantors' message and ground adjacent to the said 20 foot mutual access lane. The within Grantees, by their acceptance of this Deed, agree to share proportionately (according to use) in the maintenance and upkeep the said 20 foot mutual access lane with the owners, their heirs and assigns, of Lot Nos. 15, 16, and 19.

TOGETHER WITH PARCEL NO. 2: BEGINNING at a point in the center of the road leading from Limestoneville to Washingtonville;

THENCE along the East side of a private lane North 12 degrees 30 minutes West, 158.3 feet to an iron pipe on the South bank of a small run;

BK 44 790903

THENCE along the same lands of which this was a part North 34 degrees 6 minutes East, 116.8 feet to an iron pipe;

THENCE by same lands South 19 degrees 44 minutes East, 177.2 feet to a point in the center of said aforementioned road;

THENCE along the center of said road and by lands of which this was a part, South 46 degrees 55 minutes West, 124.2 feet to the place of BEGINNING.

CONTAINING four tenths (.4) of an acre.

TOGETHER WITH PARCEL NO. 3: BEGINNING at a post corner on the North side of the road leading from Washingtonville to Limestoneville;

THENCE along the North side of said road, South 74 degrees East, 385 feet to an iron pin in the center of the aforementioned road;

THENCE along the center of said road, North 83 degrees 3 minutes East, 88.15 feet to a spike in the center of said road and the West side of a private lane;

THENCE along the West side of said private lane, North 11 degrees 19 minutes West, 142.8 feet to a point cut on the side wall of a concrete bridge;

THENCE along land now or formerly of Percy and Gertrude M. Hagenbuch, South 85 degrees 25 minutes West, 431.2 feet to a post;

THENCE South 9.5 feet to the place of BEGINNING.

THE ABOVE PARCELS ARE ALSO UNDER AND SUBJECT to all rights-of-way, easements, restrictions, covenants and other conditions of record, and they comprise all of Lot Nos. 20, 30, and 31 on the Subdivision Plan of Limestone Estates recorded on June 21, 1988, in the Office of the Montour County Recorder of Deeds in Map File 209-1988.

BEING the same as Parcels No. 1, 2 and 3 conveyed by Thomas A. Eiswerth and Marie T. Eiswerth, husband and wife, to Franklin E. Snyder and Ruth A. Snyder, husband and wife, by their Deed dated October 31, 2000, and recorded November 6, 2000, in Montour County Record Book 217, Page 1249. The said Ruth A. Snyder died January 6, 2020, thereby vesting sole title in her surviving spouse, Franklin E. Snyder, the Grantor herein.

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THE ACTUAL CONSIDERATION OF THIS TRANSACTION IS TWO HUNDRED NINETY SIX THOUSAND (\$296,000.00) DOLLARS.


TOGETHER with all and singular the tenements, hereditaments, and appurtenances to the same belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all the estate, right, title, interest, property, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of said parties of the second part, their heirs and assigns, forever.

AND the said party of the first part for himself and his heirs, executors, and administrators, does by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that he the said party of the first part and his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said parties of the second part, their heirs and assigns, against the said party of the first part and his heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and
delivered in the
presence of

 (SEAL)
Franklin E. Snyder

BK 447760905

Montour County Register and Recorder
Linda L. Weaver
 253 Mill Street
 Danville, PA 17821
 Phone: (570) 271-3012

2021-000283

Instrument Number: 2021-000283
 Instrument Type: DEED

Receipt Date: 2/11/2021
 Receipt Time: 06:03:11
 Receipt No.: 90559

Fee/Tax Description	Payment Amount
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DEED	17.00
DEED - WRIT	.50
DEED - RTT STATE	2,960.00
WARRIOR RUN SD	1,480.00
LIMESTONE TOWNSHIP	1,480.00
AFFORDABLE HOUSING	17.00
J.C.S. / A.T.J.	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Check# 1854	\$79.75
Check# 1849	\$2,960.00
Check# 1850	\$2,960.00
Total Received.....	\$5,999.75

Paid By Remarks: DAVIS DAVIS & KAAR
 SNYDER/HALDEMAN

<p>Certification Page DO NOT DETACH This page is now part of this legal document.</p>

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

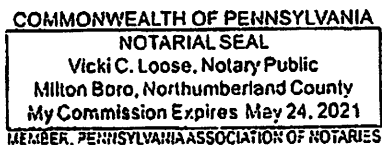
BK 44760906

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF NORTHUMBERLAND SS.

On this, the 4th day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared Franklin E. Snyder, widower, known to me (or satisfactorily proven) to be the person whose name is subscribed in the within deed, and he acknowledged that he executed same for the purpose therein contained.

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

Vicki C. Loose
Notary Public



LAW OFFICES OF DAVIS, DAVIS & KAAR

CERTIFICATE OF RESIDENCE

I hereby certify that the present residence of the grantees herein is as follows: 5433 Broadway Road, Milton, PA 17847

R. M. ...
Attorney for Grantees

Recorded in the office for the recording of
Deeds, Etc., in and for Montour County in
Record Book No. 447 at page 901

11th day of FEBRUARY A.D. 2021

Witness my hand and seal of office

[Signature] Recorder



REC'D-MONTOUR COUNTY
REGISTER & RECORDS
2021 FEB 11 P 12:22
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