

Snyder County, Pennsylvania



COURT HOUSE  
P.O. BOX 217  
MIDDLEBURG, PA. 17842  
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 201801231  
Recorded On 3/16/2018 At 3:00:37 PM

Book - 1143 Starting Page - 933  
\* Total Pages - 4

\* Instrument Type - DEED  
Invoice Number - 81610  
\* Grantor - STAUFFER FAMILY LIMITED PARTNERSHIP  
\* Grantee - COOK, JEFFREY T  
User - REE  
\* Customer - S T SAYERS & M S CHIARKAS ABSTRACTING SERVICE

\* FEES

STATE TRANSFER TAX	\$6,600.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$40.25
RECORDING FEES - RECORDER OF DEEDS	\$13.50
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
SELINGROVE AREA	\$3,300.00
SCHOOL REALTY TAX PENN TOWNSHIP	\$3,300.00
TOTAL PAID	\$13,259.25

RETURN DOCUMENT TO:

BANKERS SETTLEMENT SERVICES  
6310 ALLENTOWN BLVD  
SUITE 101  
HARRISBURG, PA 17112

I Hereby CERTIFY that this document is recorded in the  
Recorder's Office of Snyder County, Pennsylvania



Stacey L. Zerbe  
Stacey L. Zerbe  
Recorder Of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

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

Book: 1143 Page: 933



Parcel ID No.: 13-03-063

Prepared by and Return to:  
Bankers Settlement Services- Capital Region, LLC  
6310 Allentown Boulevard, Suite 101  
Harrisburg, PA 17112

**THIS DEED**, made this 7 day of March, 2018,

**BETWEEN** The Stauffer Family Limited Partnership, a Pennsylvania Limited Partnership, (hereinafter referred to as "Grantor(s)")

A

N

D

Jeffrey T. Cook and Karen S. Cook, husband and wife, (hereinafter referred to as "Grantee(s)").

**WITNESSETH** that in consideration of the sum of Six Hundred Sixty Thousand and 00/100 DOLLARS (\$660,000.00), lawful money of the United States of America, paid to the said Grantor(s), the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs, successors and/or assigns,

**ALL** that certain tract or parcel of land situate in the Township of Penn, County of Snyder, Commonwealth of Pennsylvania, being more particularly bounded and described to wit:

**BEGINNING** at a post in the public road leading from Selinsgrove, Pennsylvania, to Middleburg, Pennsylvania; thence South eighty-four degrees West (S. 84° W.) nineteen and two tenths (19.2) perches to a post; thence South six degrees East (S. 06° E.) one hundred two and one tenth (102.1) perches along land of the Commonwealth of Pennsylvania, formerly Henry Schoch heirs, to a stone in the public road; thence South eighty-four degrees West (S. 84° W.) one hundred twenty-eight (128) perches along public road to a post; thence by same, South eighty-nine and one-half degrees West (S. 89 1/2° W.) twenty-five and one tenth (25.1) perches to a post; thence by other land of J. Walter Stauffer and Clela H. Stauffer (Tract No. 1 herein), formerly of W. B. Gemberling, and land of Fred E. Ulrich and Edna Ruth Ulrich, formerly of George Gemberling, North six degrees West (N. 06° W.) one hundred (100) perches to a post; thence by other land of A. Ira Gemberling, formerly of Sephares Gemberling, North eighty-four degrees East (N. 84° E.) one hundred seventy-one and seven tenths (171.7) perches to a post at public road; thence along said public road, South thirty-six degrees East (S. 36° E.) one and two tenths (1.2) perches to a post, the place of beginning. Containing Ninety-Eight (98) Acres and Fifty-Three (53) Perches, whereon erected a two-story frame dwelling house, bank barn and other minor outbuildings.

**SAID PROPERTY** being subject to the right-of-way of the Pennsylvania Railroad Company.

**BEING** the same premises which is vested in The Stauffer Family Limited Partnership, by virtue of deed from Cleta H. Stauffer, Sole Trustee of the Cleta H. Stauffer Living Trust, dated June 10, 1997, dated 1-30-2002 and recorded 4-26-2002 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Book 524 at Page 516.

**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 LEGAL 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 SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor(s), in law, equity or otherwise, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the above-described premises with the appurtenances unto the Grantee(s), Grantee's successors and assigns, forever.

**AND** the Grantor(s) do/does hereby covenant and agree to and with the said Grantee(s), that the Grantor(s), their successors and assigns, shall and will **SPECIALLY WARRANT AND FOREVER DEFEND** the hereinabove described premises, with the hereditaments and appurtenances, unto the Grantee(s), Grantee's successors and assigns, against the Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND**.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand and seal the day and year first above written.

The Stauffer Family Limited Partnership

Witness

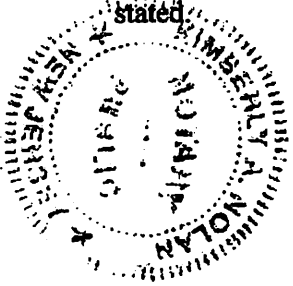
Timothy L. Stauffer  
By: Timothy L. Stauffer, Disability Trustee  
of The Clela H. Stauffer Management  
Trust, General Partner

State/Commonwealth of New Jersey

County of Gloucester

} ss.

On this the 7 day of March, 2018 before me, [Signature],  
the undersigned Notary Public, personally appeared Timothy L. Stauffer, personally  
known to me - OR - proven to me on the basis of satisfactory evidence to be the person(s)  
who executed the within instrument as Disability Trustee of The Clela H. Stauffer  
Management Trust, General Partner, on behalf of The Stauffer Family Limited  
Partnership, a Pennsylvania Limited Partnership, the partnership therein named, and  
acknowledged to me that the partnership executed the same for the purposes therein  
stated.



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

Printed Name: Kimberly A. Nolan  
My Commission Expires: \_\_\_\_\_

KIMBERLY A. NOLAN  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MARCH 5, 2019

I hereby certify that the precise address of the Grantee is:

21656 Route 35, Selinsgrove PA 17870

[Signature]  
Settlement Agent

Snyder County, Pennsylvania



COURT HOUSE  
P.O. BOX 217  
MIDDLEBURG, PA. 17842  
Stacey L. Zerbe - Recorder of Deeds

Instrument Number - 201801229  
Recorded On 3/16/2018 At 2:58:51 PM

Book - 1143 Starting Page - 928  
\* Total Pages - 5

\* Instrument Type - DEED  
Invoice Number - 81609  
\* Grantor - STAUFFER FAMILY LIMITED PARTNERSHIP  
\* Grantee - COOK, JEFFREY T  
User - SLZ  
\* Customer - S T SAYERS & M S CHIARKAS ABSTRACTING SERVICE

\* FEES

STATE TRANSFER TAX	\$2,500.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$40.25
RECORDING FEES -	\$13.50
RECORDER OF DEEDS	
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
SELINGSGROVE AREA	\$1,250.00
SCHOOL REALTY TAX	
PENN TOWNSHIP	\$1,250.00
TOTAL PAID	\$5,059.25

RETURN DOCUMENT TO:

BANKERS SETTLEMENT SERVICES  
6310 ALLENTOWN BLVD  
SUITE 101  
HARRISBURG, PA 17112

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Stacey L. Zerbe  
Stacey L. Zerbe  
Recorder Of Deeds

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Book: 1143 Page: 928



Parcel ID No.: P/O 13-03-235

Prepared by and Return to:  
Bankers Settlement Services- Capital Region, LLC  
6310 Allentown Boulevard, Suite 101  
Harrisburg, PA 17112

**THIS DEED**, made this 7 day of March, 2018,

**BETWEEN** The Stauffer Family Limited Partnership, a Pennsylvania Limited Partnership, (hereinafter referred to as "Grantor(s)")

A

N

D

Jeffrey T. Cook and Karen S. Cook, husband and wife, (hereinafter referred to as "Grantee(s)").

**WITNESSETH** that in consideration of the sum of Two Hundred Fifty Thousand and 00/100 DOLLARS (\$250,000.00), lawful money of the United States of America, paid to the said Grantor(s), the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs, successors and/or assigns,

**ALL** that certain tract or parcel of land situate in the Township of Penn, County of Snyder, Commonwealth of Pennsylvania, being more particularly bounded and described to wit:

**BEGINNING** at a P.K. Nail set in the approximate center of the pavement of Clifford Road, S.R. 2016, located approximately two hundred fifty (250) feet northwest of the intersection with Green Ridge Road, S.R. 2016, (now known as West Sassafras Street), being the southwest corner of the herein described tract or parcel of land;

**THENCE** along the east line of lands now or formerly of Donald L. Bordner & Eugene E. Kardohely, and along the approximate center of Clifford Road, on a curve to the right having a radius of four hundred forty five and ninety two hundredths (445.92) feet, a central angle of nineteen (19) degrees twenty six (26) minutes sixteen (16) seconds, an arc length of one hundred fifty one and twenty eight hundredths (151.28) feet, a chord bearing North one (01) degree fifty two (52) minutes forty three (43) seconds West, and chord distance of one hundred fifty and fifty five hundredths (150.55) feet to a set P.K. Nail;

**THENCE** North seven (07) degrees fifty (50) minutes twenty six (26) seconds East, along the same, a distance of one hundred ninety eight and thirty five hundredths (198.35) feet to a set P.K. Nail;

**THENCE** along the same, on a curve to the left having a radius of seven hundred three and ninety five hundredths (703.95) feet, a central angle of fifteen (15) degrees thirty six (36) minutes fifty four (54) seconds, an arc length of one hundred ninety one and eighty five hundredths (191.85) feet, a chord bearing North zero (00) degrees one (01) minute fifty nine (59) seconds East, and chord distance of one hundred ninety one and twenty six hundredths (191.26) feet to a set P.K. Nail;

**THENCE** North seven (07) degrees forty six (46) minutes twenty eight (28) seconds West, along the same, a distance of forty five and sixty two hundredths (45.62) feet to a set P.K. Nail at the southeast corner of Lot 2 of this same plan of subdivision;

**THENCE** South eighty six (86) degrees nineteen (19) minutes seven (07) seconds East, along the south line of Lot 2, through a 3/4" diameter rebar set sixteen and eighty four hundredths (16.84) feet on-line from the beginning of said course, a total distance of eight hundred fifty six and sixty two hundredths (856.62) feet to a set 3/4" diameter rebar at a common corner of Lot 2 and other lands now or formerly of the Cleta H. Stauffer Living Trust;

**THENCE** South eighty seven (87) degrees eight (08) minutes twenty (20) seconds East, along the south line of other lands now or formerly of the Cleta H. Stauffer Living Trust, a distance of four hundred nineteen and fifty five hundredths (419.55) feet to a found 3/4" diameter rebar at the northwest corner of lands now or formerly of Susquehanna Adventures, Inc.;

**THENCE** South three (03) degrees two (02) minutes ten (10) seconds East, along the west line of lands now or formerly of Susquehanna Adventures, Inc., a distance of nine hundred eighty six and forty eight hundredths (986.48) feet to a found 1" diameter pipe at the northeast corner of Lot 1 of a previously approved plan of subdivision for J. Walter & Cleta H. Stauffer, recorded in Snyder County Miscellaneous Book 28, page 167-A, ;

**THENCE** North eighty six (86) degrees twenty six (26) minutes fifteen (15) seconds West, along the northern line of Lots 1 & 2 of a previously approved plan of subdivision for J. Walter & Cleta H. Stauffer, recorded in Snyder County Miscellaneous Book 28, page 167-A, a distance of three hundred forty two and sixteen hundredths (342.16) feet to a set 3/4" diameter rebar at the northwest corner of Lot 2;

**THENCE** North fifty eight (58) degrees twelve (12) minutes fifteen (15) seconds West, along Lots 4, 5, 6, 7, 8, 9, & 10 of the aforementioned Stauffer Subdivision Plan, a distance of eight hundred seventy three and fifteen hundredths (873.15) feet to a set 3/4" diameter rebar at a point of deflection on the north line of Lot 10;

**THENCE** South eighty nine (89) degrees ten (10) minutes forty five (45) seconds West, along the north line of Lot 10 of the same, through a 3/4" diameter rebar set twenty five and zero hundredths (25.00) feet on-line from the terminal end of said course, a total distance of two hundred fifty eight and fifty nine hundredths (258.59) feet to a set P.K. Nail, the POINT OF BEGINNING.

**SAID** tract or parcel of land containing twenty three and four hundred seventy nine thousandths (23.479) acres of land gross area, more or less, and twenty three and two hundred fifty seven thousandths (23.257) acres of land net area, more or less, being Lot 3, as shown on the Final Subdivision Plan for the Clela H. Stauffer Living Trust, prepared by Kreamer Survey Associates, Inc., dated March 2, 1998, and recorded in Snyder County Map File #2848 & 2848A.

**BEING** Part of the same premises which is vested in The Stauffer Family Limited Partnership, by virtue of deed from Clela H. Stauffer, Sole Trustee of the Clela H. Stauffer Living Trust, dated June 10, 1997, dated 1-30-2002 and recorded 4-26-2002 in the Office of the Recorder of Deeds in and for Snyder County, Pennsylvania in Book 524 at Page 516.

**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 LEGAL 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 SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor(s), in law, equity or otherwise, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the above-described premises with the appurtenances unto the Grantee(s), Grantee's successors and assigns, forever.

**AND** the Grantor(s) do/does hereby covenant and agree to and with the said Grantee(s), that the Grantor(s), their successors and assigns, shall and will **SPECIALLY WARRANT AND FOREVER DEFEND** the hereinabove described premises, with the hereditaments and appurtenances, unto the Grantee(s), Grantee's successors and assigns, against the Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND**.



IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand and seal the day and year first above written.

The Stauffer Family Limited Partnership

\_\_\_\_\_  
Witness

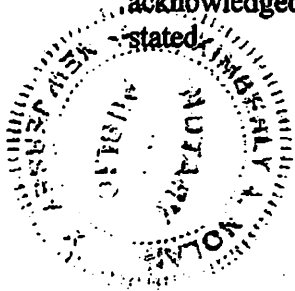
Timothy L. Stauffer  
By: Timothy L. Stauffer, Disability Trustee  
of The Cleta H. Stauffer Management  
Trust, General Partner

State/Commonwealth of New Jersey

County of Gloucester

} ss.

On this the 7 day of March, 2018 before me, Kimberly A. Nolan, the undersigned Notary Public, personally appeared Timothy L. Stauffer, personally known to me - OR - proven to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Disability Trustee of The Cleta H. Stauffer Management Trust, General Partner, on behalf of The Stauffer Family Limited Partnership, a Pennsylvania Limited Partnership, the partnership therein named, and acknowledged to me that the partnership executed the same for the purposes therein stated.



WITNESS my hand and official seal.

Kimberly A. Nolan  
Signature of Notary Public

Printed Name: Kimberly A. Nolan  
My Commission Expires: \_\_\_\_\_

KIMBERLY A. NOLAN  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MARCH 5, 2019

I hereby certify that the precise address of the Grantee is:

2656 Route 35, Selinsgrove PA 17870

Valerie [Signature]  
Settlement Agent