

REAL ESTATE AUCTION

14.46 Acres of Vacant Wooded Land

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #1

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #1: 0 Newport Rd. Newport, PA 17074 14.46 acres of vacant wooded land. Strong seasonal stream, moderately sloping terrain. Very private with easy access. Perc tested. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$50.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

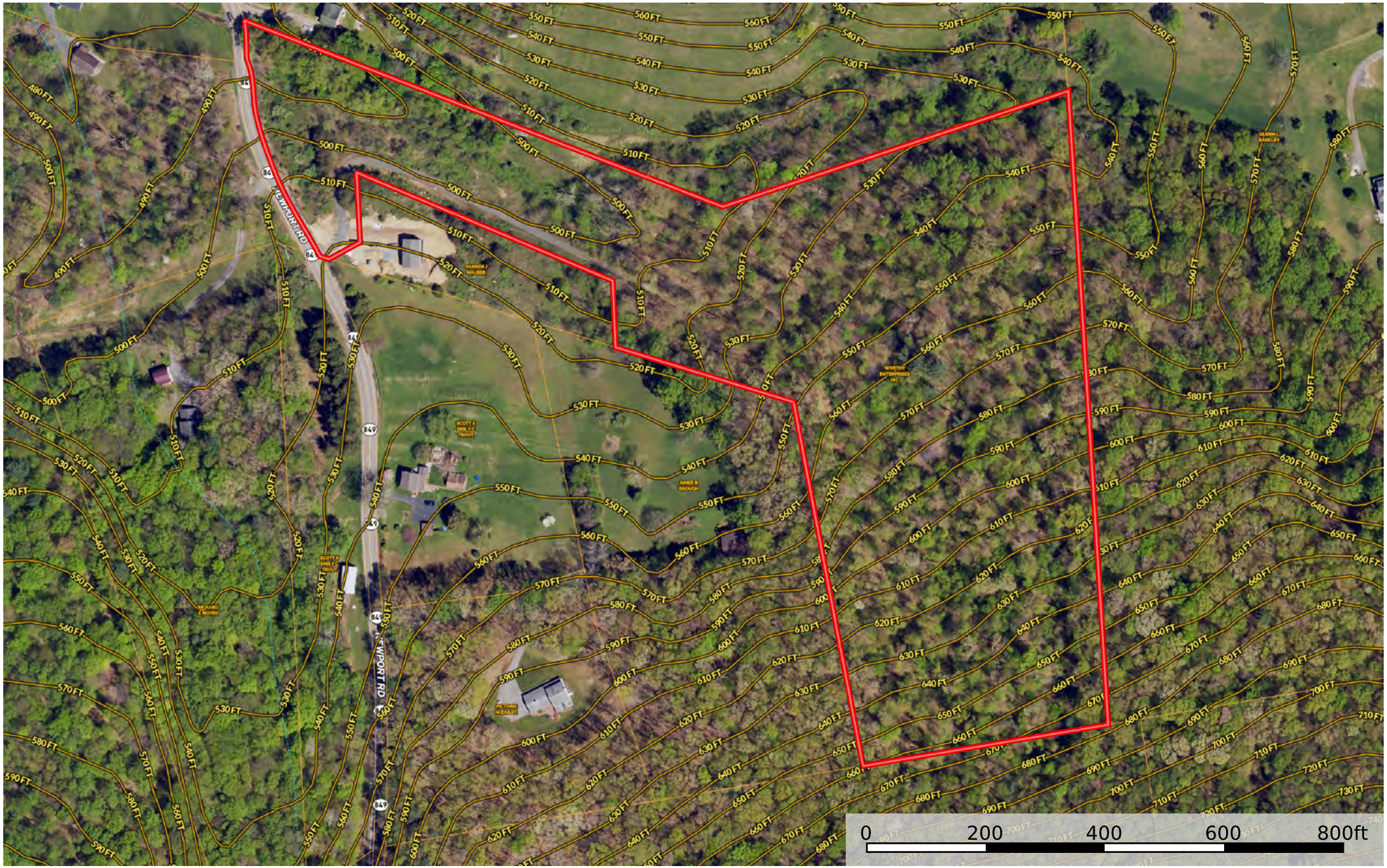


Sellers:

Worthy Enterprises, Inc.

Newport Rd, Newport, PA, 17074

Pennsylvania, AC +/-



This Deed,

MADE the 30th day of January in the year two thousand thirteen (2013)

BETWEEN DOROTHY H. DAMIANO, a/k/a, DOROTHY F. HOLCOMBE DAMIANO,
formerly known as, DOROTHY F. HOLCOMBE, unmarried widow, of Duncannon, Perry
County, Pennsylvania, Grantor

and

WORTHY ENTERPRISES, INC. a Corporation existing under the laws of Pennsylvania, of
Newport, Perry County, Pennsylvania, Grantee

WITNESSETH, That in consideration of---

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and
convey to the said grantee, its successors and assigns,

ALL that certain tract of land situate in Oliver Township, Perry County, Pennsylvania, bounded
and described as follows:

BEGINNING at a concrete monument at the corner of lands now or formerly of Peggy S. & Earl E. Heisey, Jr. and at lands now or formerly of James Moyer; thence along lands now or formerly of James Moyer North 06 deg. 25 min. 44 sec. East a distance of 361.00 feet to an iron pin; thence along lands now or formerly of Emory A. & Catherine S. Murphy South 60 deg. 01 min. 45 sec. East a distance of 833.50 feet (See Perry County Plan Book 17, Page 129 and Palm survey recorded in Perry County Deed Book 167, Page 248) to an iron pin; thence along same North 81 deg. 58 min. 15 sec. East a distance of 549.00 feet to an iron pin; thence along lands now or formerly of Edwin L. & Ann S. Hoffman South 06 deg. 23 min. 40 sec. West a distance of 1073.40 feet to a stone pile; thence along lands now or formerly of Cynthia M. Robinson North 89 deg. 35 min. 52 sec. West a distance of 331.64 feet to an iron pin; thence along lands now or formerly of Carl W. & Dorothy F. Holcombe North 02 deg. 50 min. 50 sec. West a distance of 669.38 feet to an iron pin; thence along same and lands now or formerly of Peggy S. & Earl E. Heisey, Jr. North 65 deg. 21 min. 48 sec. West a distance of 903.49 feet to a concrete monument, the place of BEGINNING, containing 15.896 acres and being Lot #1 on plan recorded in Perry County Plan Book 52, Page 131.

Part of Tax Parcel #200,059.00-088.000
UPI No. 200,059.00-087.000

This Deed,

MADE the 12th day of December in the year two thousand twenty four (2024)

BETWEEN STEPHEN J. MOYER and YVONNE M. MOYER, his wife, of Newport, Perry
County, Pennsylvania, Grantors

and

WORTHY ENTERPRISES, INC. a corporation organized and operating under the laws of the
Commonwealth of Pennsylvania, having its principal office in the County of Perry, in said
Commonwealth, Grantee

WITNESSETH, That in consideration of-----

-----, in

hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and
convey to the said grantee, its successors and assigns,

ALL that certain tract of land situate in Oliver Township, Perry County, Pennsylvania, bounded
and described as follows:

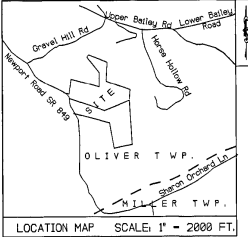
BEGINNING at an iron pin along Newport Road (SR 849); thence along lands now or
formerly of Catherine Murphy, South 55 degrees 28 minutes 35 seconds East, a distance of 54.32
feet to a point; thence along lands now or formerly of Worthy Enterprises, Inc., South 6 degrees
25 minutes 44 seconds West, a distance of 221.92 feet to a point; thence along Newport Road
(SR 849) North 19 degrees 05 minutes 12 seconds West, a distance of 33.52 feet to a point;
thence in a curve to the right having a radius of 283.50 feet, a chord bearing of North 7 degrees
40 minutes 02 seconds West, and a chord length of 112.26 feet to a point; thence along same
North 3 degrees 45 minutes 09 seconds East, a distance of 94.24 feet to a point; thence along
same North 0 degrees 32 minutes 30 seconds West, a distance of 14.34 feet to an iron pin, the
place of BEGINNING, containing .181 of an acre, and being Lot #4 of Perry County Plan Book
65, Page 158.

BEING part of the same property conveyed to Stephen J. Moyer and Yvonne M. Moyer, his
wife, by deed of Catherine S. Murphy, unmarried widow, dated August 26, 2019 and recorded in
Perry County Instrument No. 201905756.

SUBJECT TO notes and conditions contained in plan recorded in Perry County Plan Book 65,
Page 158.



SENY K. WELSH
REGISTERED SURVEYOR
PENNSYLVANIA
INCIDENT NUMBER
201309444
ISSUED BY
Sep 12, 2013
1:07:52 PM
BOOK 65
PAGE 158
Total Pages: 1
RECORDING FEES - \$30.00
RECORDED BY DESS
1974 1010



PENNSYLVANIA ACT 20 (1981) AS AMENDED REQUIRES NOTIFICATION OF EXCAVATING, DESIGNER, OR ANY PERSON PREPARING TO OBTAIN THE EARTH'S SURFACE ANCHORS IN THE COMMUNALITY.

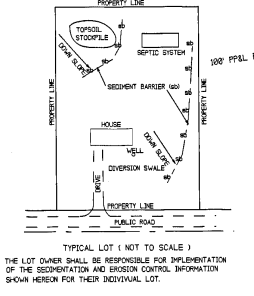
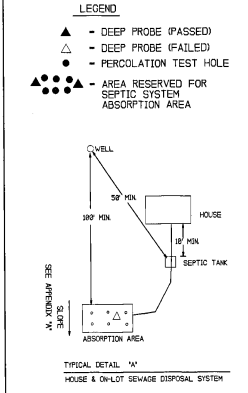
NOTE: IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO CONTACT UTILITIES COMPANIES TO DETERMINE EXACT LOCATION OF UNDERGROUND UTILITIES & RIGHT-OF-WAY LINES.

AGREEMENT FOR MAINTENANCE AND UPKEEP OF THE 50' PRIVATE R/W
THE MAINTENANCE AND UPKEEP OF THE 50' PRIVATE RIGHT OF WAY (HEREINAFTER REFERRED TO AS THE "PRIVATE R/W") SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS #1 & #2 NOT THE TOWNSHIP OF OLIVER. FURTHER SUBDIVISION UTILIZING THE 50' RIGHT OF WAY SHALL NOT BE PERMITTED EXCEPT IF IT IS DEDICATED, DESIGNATED AND APPROVED IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION STANDARDS OF THE OLIVER TWP. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PERRY (5th DAY OF July 2013)
BEFORE ME, a Notary Public in and for the County of Perry, the undersigned has appeared Catherine Murphy and Worthy Enterprises, Inc. who are known to me and whose names and addresses are as follows:
Catherine Murphy
Worthy Enterprises, Inc.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE SOLE AND LEGAL OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STRIPS AND ROADS OF PUBLIC THROUGH RIGHT AND RESERVED EASEMENTS ARE HEREBY AGREED FOR DEDICATION TO PUBLIC USE.

Catherine Murphy
Catherine Murphy



- LIST OF SUBDIVISIONS WITHIN 1000'
- ELIZABETH H. MOYER PB 28 PG 74 12-1-1988
 - VICTOR S. JENSEN PB 17 PG 129 8-22-1989
 - RICHARD A. MOYER PB 33 PG 65 3-23-1989
 - RICHARD A. MOYER PB 49 PG 93 3-6-2001
- LIST OF SOIL TYPES
- S-b - BRINKERTON SILTY LOAM 3 TO 8% SLOPES
 - H-F - HAMILTON EXTREMELY STONY SANDY LOAM 25 TO 88% SLOPES
 - W-C - WEBERT VERY SHALY SILTY LOAM 8 TO 15% SLOPES
 - W-U - WEBERT VERY SHALY SILTY LOAM 15 TO 25% SLOPES
 - W-F - WEBERT AND MANSVILLE VERY SHALY SILTY LOAMS 23 TO 75% SLOPES

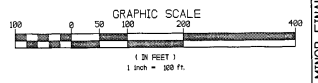
Curve #	Chord Bearing	Length	Red Len	Tan Len	Chord Angle	Arc Len
1	N 74°08'2" W	1122.6'	289.65'	67.22'	226°02'1"	1139.1'

Line #	Bearing	Length
1	S 65°28'35" E	191.69'
2	N 80°51'48" E	46.83'
3	N 0°01'45" E	104.81'
4	S 51°18'30" W	118.64'
5	S 78°54'48" W	55.53'
6	N 81°51'52" W	61.81'
7	N 78°54'48" E	58.53'
8	N 0°01'45" E	118.64'
9	S 0°00'10" W	104.81'
10	N 0°25'44" E	35.22'
11	S 81°05'44" E	213.20'
12	S 30°51'48" W	46.83'
13	N 0°25'28" W	151.59'
14	N 10°05'12" W	33.52'
15	N 3°45'09" E	94.24'
16	N 0°25'28" W	142.34'
17	S 65°28'35" E	54.32'
18	S 0°53'44" W	221.52'
19	N 78°54'48" E	26.93'
20	N 51°18'30" E	78.91'
21	S 84°41'00" E	59.98'
22	N 10°05'12" W	59.98'

CATHERINE MURPHY TO WORTHY ENTERPRISES, INC.
LOT #4 HAS BEEN PROPOSED AS A LOT ADDITION TO THE ALLOTTED LANDS OF WORTHY ENTERPRISES, INC. TO FORM A SINGLE LOT CONSISTING OF 128.4 ACRES.
LOT #3 MAY NOT BE SOLD OR RETAINED AS A STAND-ALONE LOT.

WORTHY ENTERPRISES, INC. TO CATHERINE MURPHY
LOT #3 HAS BEEN PROPOSED AS A LOT ADDITION TO THE ALLOTTED LANDS OF CATHERINE MURPHY TO FORM A SINGLE LOT CONSISTING OF 108.0 ACRES.
LOT #3 MAY NOT BE SOLD OR RETAINED AS A STAND-ALONE LOT.

STATEMENT OF ACCURACY
I hereby certify that to the best of my knowledge, the survey and plan described hereon is true and correct to the accuracy required by the Oliver Township Subdivision and Land Development Ordinance.
The error of closure is no greater than one (1) in ten thousand feet (0.0001).



SITE DATA
TOTAL SITE AREA = 336 ± ACRES
NO. LOTS = 5
REQ'D MIN. LOT AREA = 43,500 SQ. FT. / 100 ACRES
REQ'D MIN. LOT WIDTH = 100 FT.
MIN. FRONT YARD = 60 FT. FROM CENTERLINE
MIN. SIDE YARD = 15 FT.
MIN. REAR YARD = 25 FT.
WATER - PRIVATE ON SITE
SEWER - PRIVATE ON SITE
E.S.L. = BUILDING SETBACK LINE
DEED REFERENCE WORTHY ENTERPRISES, INC. - 201300725
TAX PARCEL NO. = 20059-B7
DEED REFERENCE CATHERINE MURPHY - DB 382 PG 288
TAX PARCEL NO. = 28059-88

- NOTES
- IT IS THE RESPONSIBILITY OF THE FUTURE LOT OWNER TO IMPLEMENT THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLAN AND/OR AS REQUIRED BY THE PERRY COUNTY CONSERVATION DISTRICT.
 - THE ESTIMATED AREA OF EARTH DISTURBANCE IS 15,000 SQ. FT. OR 0.34 ACRES. IF THIS DISTURBANCE IS INCREASED TO OVER 1 ACRE, IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN A MUDS PERMIT FROM THE PERRY COUNTY CONSERVATION DISTRICT PRIOR TO OBTAINING A BUILDING PERMIT.
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 428 OF THE ACT JUNE 1, 1945 (PL 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ANY NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.
 - LOT # 1, # 2, # 3 & # 4 ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE "A" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE BOUNDARY MAPPING FOR OLIVER TOWNSHIP, PERRY COUNTY, PA.
 - LOT # 1, # 2, # 3 & # 4 ARE NOT SITUATED WITHIN ANY WETLANDS AS DEFINED & IDENTIFIED BY THE NATIONAL WETLANDS INVENTORY FOR THE U.S. DEPT. OF THE INTERIOR, DATED 1987.
 - LOUIS J. HANFORD, P.L.S. MAKES NO WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED CONCERNING THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED.
 - AN ACTUAL FIELD INVESTIGATION & / OR DELINEATION BY A QUALIFIED TECHNICIAN IS NECESSARY TO ULTIMATELY CONCLUDE WHETHER OR NOT SPECIFIC WETLANDS EXIST ON THE SITE.
 - EACH SINGLE FAMILY DWELLING IS REQUIRED TO PROVIDE TWO OFF-STREET PARKING SPACES.
 - THE 50' PRIVATE R/W SHOWN HEREON WILL BE MADE PART OF LOT # 1 RESIDUAL.
 - Contour Interval 5 Feet taken from Pennsylvania U.S.G.S. Topographic Map - DUNCANNON

28 West Main Street
New Bloomfield, Pa. D188
Voice: 717-567-5288
Email: lharford@aol.com

L. J. HARFORD
ASSOCIATES
SURVEYORS

MINOR FINAL SUBDIVISION PLAN
FOR
WORTHY ENTERPRISES, INC.
2311 LITTLE BUFFALO ROAD
NEWPORT, PA 17074
PHONE 717-567-2374

CATHERINE MURPHY
2850 NEWPORT ROAD
NEWPORT, PA 17074
PHONE 717-567-5288

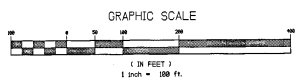
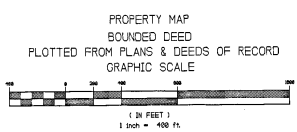
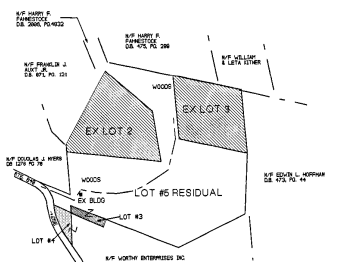
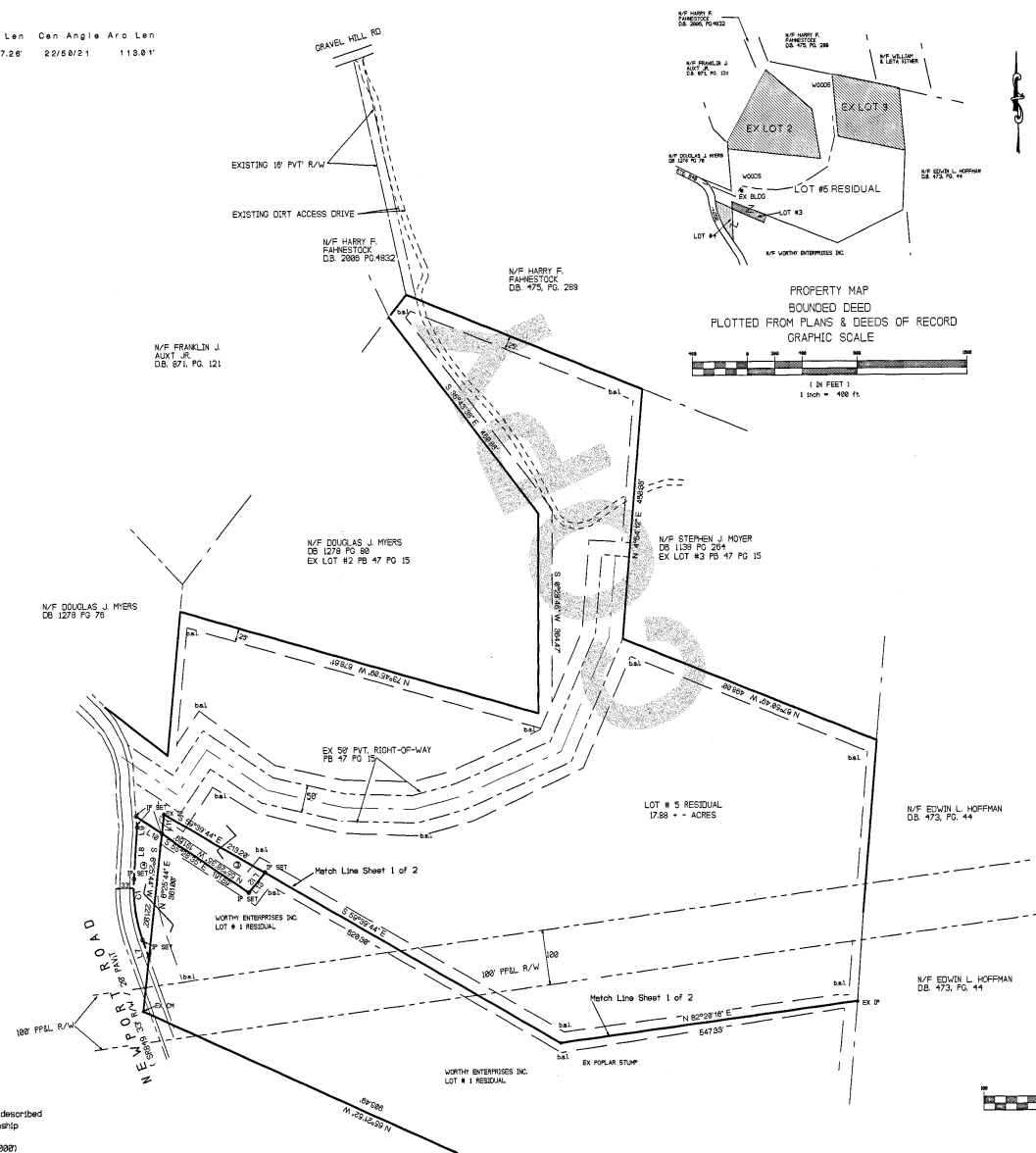
MICHAEL L. WORTHY
2311 LITTLE BUFFALO ROAD
NEWPORT, PA 17074
PHONE 717-567-2374

DATE: MAY 29, 2013
PROJECT NO.: 201301
DRAWN BY: LJA
CHECKED BY: LJA
SHEET NO. OF 2
REVISIONS:



Curve #	Chord Bearing	Length	Rad Len	Tan Len	Chord Angle	Arc Len
1	N 74°02' W	112.20'	283.50'	67.20'	22°58'21"	119.91'

Line #	Bearing	Length
7	N 16°05'12" W	33.52'
8	N 3°45'00" E	94.24'
9	N 0°32'30" W	14.84'
10	S 56°29'30" E	54.92'
11	N 0°25'44" E	93.22'
12	S 30°51'48" W	46.83'
13	N 30°51'48" E	46.83'



CATHERINE MURPHY TO WORTHY ENTERPRISES INC.
 LOT #4 HAS BEEN PROPOSED AS A LOT ADDITION TO THE ADJOINING LANDS OF WORTHY ENTERPRISES INC. TO FORM A SINGLE LOT CONSISTING OF 18.953 ACRES. LOT #4 MAY NOT BE SOLD OR RETAINED AS A STAND-ALONE LOT.

WORTHY ENTERPRISES INC. TO CATHERINE MURPHY
 LOT #3 HAS BEEN PROPOSED AS A LOT ADDITION TO THE ADJOINING LANDS OF CATHERINE MURPHY TO FORM A SINGLE LOT CONSISTING OF 18.004 ACRES. LOT #3 MAY NOT BE SOLD OR RETAINED AS A STAND-ALONE LOT.

STATEMENT OF ACCURACY

I hereby certify that to the best of my knowledge, the survey and plan described herein is true and correct to the accuracy required by the Oliver Township Subdivision and Land Development Ordinance. The error of closure is no greater than one (1) in ten thousandfeet (10,000)

L. J. HARFORD
 a s s o c i a t e s
 s u r v e y o r s

OWNER
CATHERINE MURPHY
 2990 NEWPORT ROAD
 NEWPORT, PA 17094
 PHONE 717-507-3288

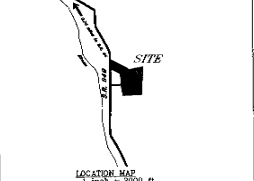
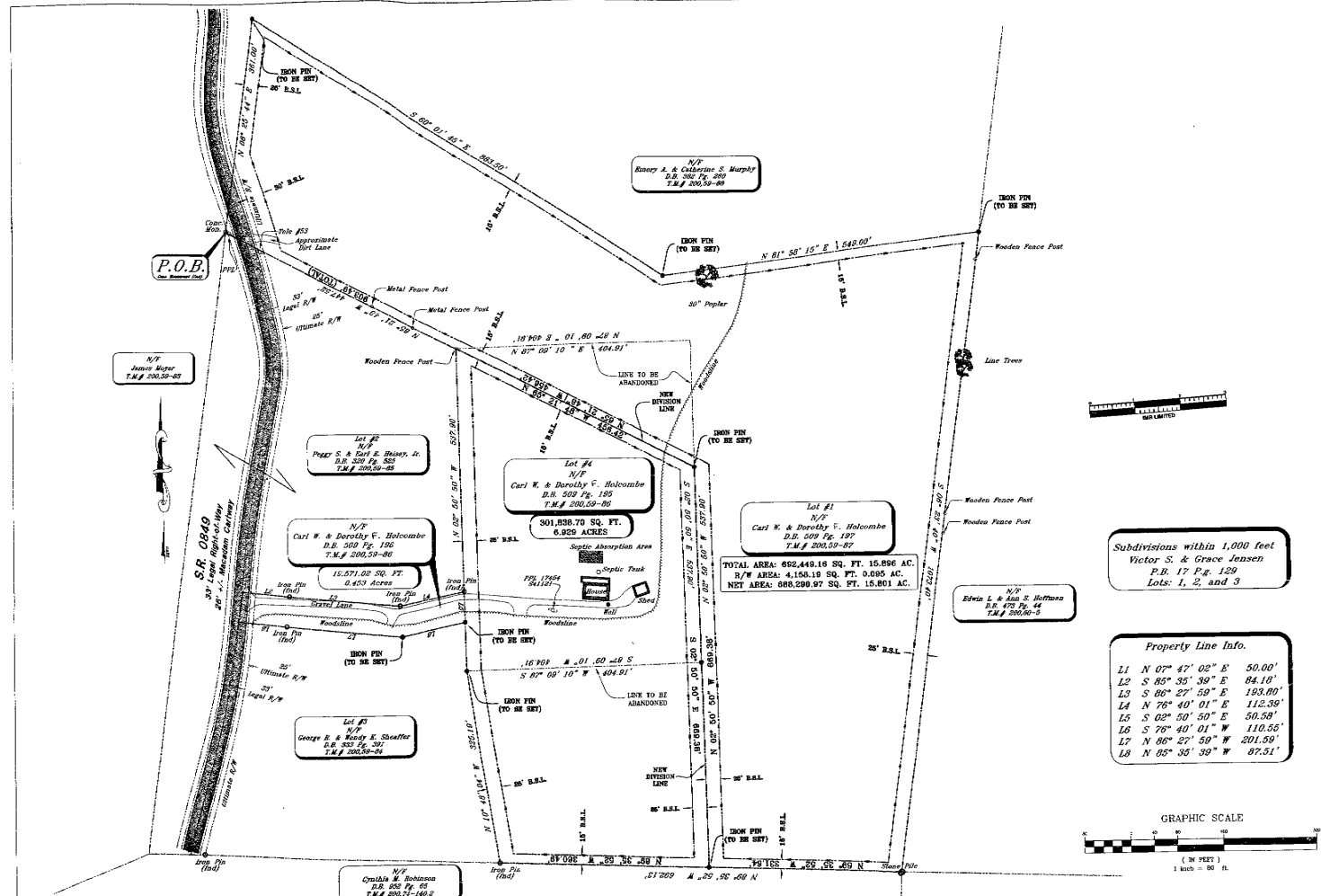
OWNER
MICHAEL L. WORTHY
 2311 LITTLE BUFFALO ROAD
 NEWPORT, PA 17094
 PHONE 717-507-2574

OWNER
WORTHY ENTERPRISES, INC.
 FOR
CATHERINE MURPHY

MINOR FINAL SUBDIVISION PLAN
 OLIVER TOWNSHIP
 PENNSYLVANIA
 FERRY COUNTY

DATE: MAY 20th 2013
 PROJECT NO.: 027020
 CHECKED BY: LJM
 SHEET NO. OF 2
 REVISIONS: _____

SAVING'S SEAL
 SURVEYOR'S SEAL
 STATE OF PENNSYLVANIA
 OFFICE OF REVENUE
 HARRISBURG, PA



OWNER INFORMATION:
CARL W. & DOROTHY F. HOLCOMBE
BR 2
NEWPORT, PA 17074
PHONE: (717) 561-7958

NAME: *Dorothy F. Holcombe* DATE: *7/23/04*

ON THIS, THE 23RD DAY OF July, 2004, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Dorothy F. Holcombe*, who being duly sworn according to law, disposed and said that she is the OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES *June 25, 2008* BY OLIVER TOWNSHIP ENGINEER.

REVIEWED ON *July 19, 2004* BY *[Signature]* PERRY COUNTY PLANNING COMMISSION

CHIEF CLERK: *[Signature]*

SECRETARY: *[Signature]*

RECOMMENDED FOR APPROVAL THIS *21ST* DAY OF *July*, 2004, BY THE PLANNING COMMISSION OF OLIVER TOWNSHIP, PERRY COUNTY.

APPROVED THIS *21ST* DAY OF *July*, 2004, BY THE BOARD OF COMMISSIONERS/SUPERVISORS OF OLIVER TOWNSHIP, PERRY COUNTY.

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, IN AND FOR PERRY COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ THIS DAY OF _____, 2004.

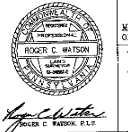
I HEREBY CERTIFY TO OLIVER TOWNSHIP THAT, TO THE BEST OF MY KNOWLEDGE, THE SLAVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT, THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

[Signature] REC'D CLERK

- SIDE DATA:**
- 1) PROPOSED USE: RESIDENTIAL
 - 2) TOTAL AREA: 822.825 ACRES
 - 3) NUMBER OF LOTS: 2
 - 4) WATER SUPPLY: PRIVATE
 - 5) SANITARY DISPOSAL: PRIVATE
 - 6) REFERENCING QUADRANGLE: NEWPORT
 - 7) BUILDING SETBACKS: FRONT: 25 FT. REAR: 25 FT. SIDE: 10 FT. COLLECTION STREET FRONT: 30 FT.
 - 8) MIN. LOT WIDTH: 100 FT.
 - 9) MIN. LOT SIDE: 1 ACRES

- NOTES:**
- 1) NORTH ORIENTATION IS NOTATED TO CONCLUDE WITH LOT #2 DEED.
 - 2) NO COVENANTS EXIST PRIOR TO THIS SUBDIVISION PLAN.
 - 3) THE PURPOSE OF THIS PLAN IS THE RECONFIGURATION OF EXISTING LOT #1 & LOT #4.
 - 4) F.O.B. SINGLE POINT OF BEGINNING, PRIMARY CONTROL POINT.
 - 5) ALL IRON PINS AND CONCRETE MONUMENTS WILL BE SET PRIOR TO RECORDING OF DEED.
 - 6) TOPOGRAPHY INFORMATION BASED ON NEWPORT & DUNCANSON C.S.G.S. QUADRANGLES.
 - 7) THERE ARE NO FLOODWAYS OR FLOOD PLAINS IN THE VICINITY OF THIS SITE ACCORDING TO OLIVER TOWNSHIP'S FLOOD MAPPING.
 - 8) EXISTING LOT #1 & LOT #4 ACCESS TO S.R. 0949 VIA AN EXISTING GRAVEL DRIVE.
 - 9) A BUILDING LOT SHALL NOT BE ISSUED UNTIL A SEPTIC PERMIT IS OBTAINED.
 - 10) SHALL A NEW DRIVE BE CONSTRUCTED, A NEW HIGHWAY OCCUPANCY PERMIT MUST BE OBTAINED.

DATE: JUNE 14th, 2004
DRAWN BY: P.J.C.
CHECKED BY: R.C.W.
PROJECT NO: 04073
DRAWING NO: SHEET 1 of 1
SESSION DATES:



PRELIMINARY/FINAL SUBDIVISION/LOT-ADDITION OF
CARL W. & DOROTHY F. HOLCOMBE COUNTY: PERRY

MUNICIPALITY: OLIVER

PREPARED FOR: DANIEL S. HOLCOMBE
218 MONTFORD FARM ROAD
DUNCANSON, PA 17020
(717) 834-8872

34 THE MAP SHEET
204 RECORDED IN 7004
PHONE: (717) 561-7958
FAX: (717) 561-7958

11111111

LOT #4
7,897 SQ. FT.
0.181 ACRES

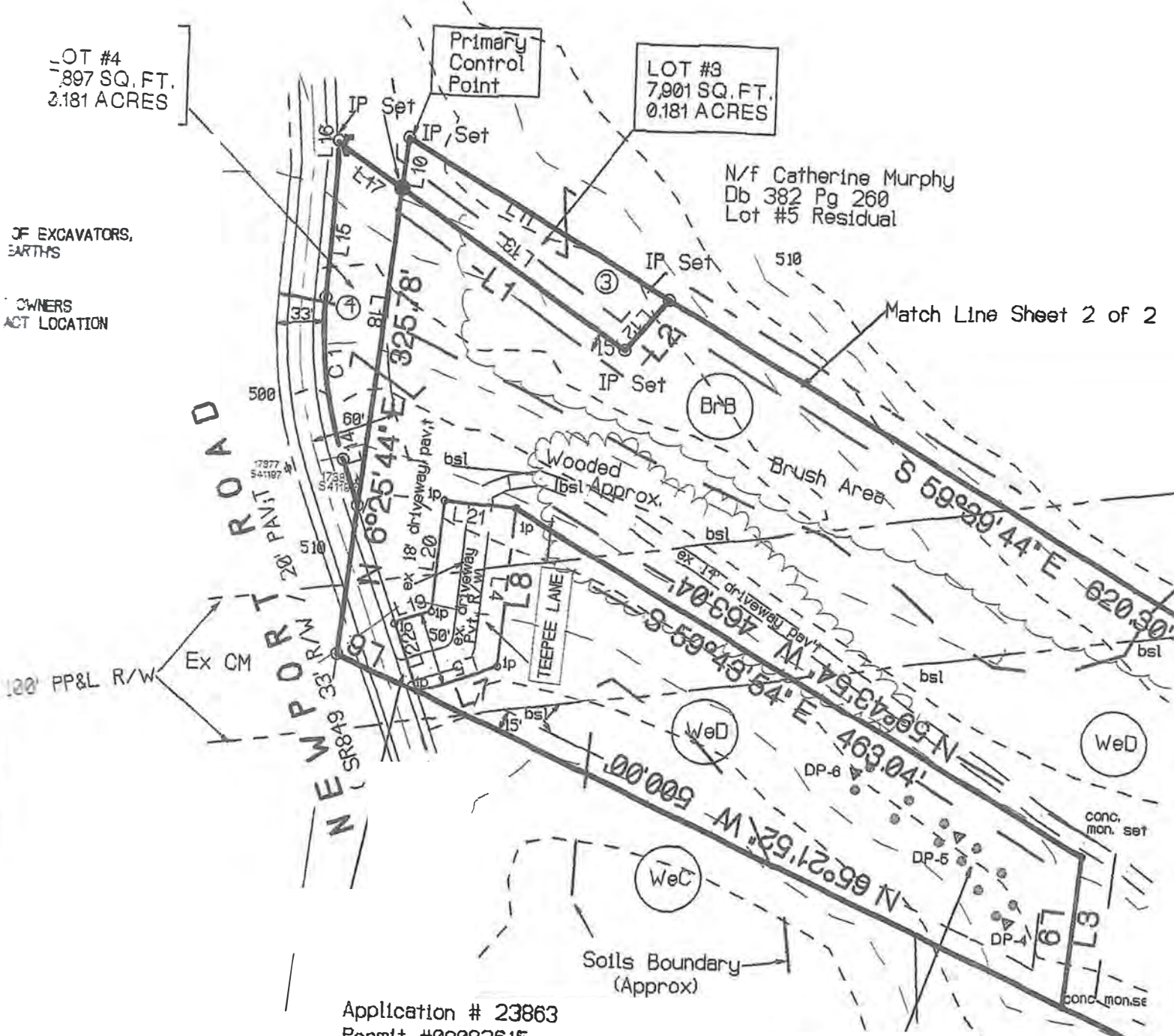
LOT #3
7,901 SQ. FT.
0.181 ACRES

N/F Catherine Murphy
Db 382 Pg 260
Lot #5 Residual

OF EXCAVATORS,
EARTHS

OWNERS
ACT LOCATION

Match Line Sheet 2 of 2



Application # 23863
Permit #08082615
Expiration Date 1/15/2014

LOT #2
55,366 SQ. FT.
1.271 ACRES

N/F Earl E Heisey
Db 328 Pg 525



Highway Occupancy Permit		Permit No. 08082615
Name and Address of Permittee: Holcombe-Damiano, Dorothy 30 Barley Drive Duncannon, Pa 17020	County: Perry	Issue Date: 1/15/2013
	County Contact Number: (717) 582-2191	Expiration Date: 1/15/2014
	Issuing District Office: 8-0	Application Number: 23863
	District Contact Number: (717) 787-8789	Account Number:
	Municipalities: Oliver Township	Permit Fee: 25.00

Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 441 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.

Location and Description of Work		Permit No. 08082615
1 of 1	State Route #: 0849 Segment(s): From 0320 To 0320 Offset(s): From 1717 To 1717	511: Install Minimum Use Driveway at

Permit Conditions		Permit No. 08082615
1 of 14	PERMITTEE IS RESPONSIBLE FOR ENSURING THAT MUD, SILT AND OTHER DEBRIS IS REMOVED FROM VEHICLES AND TIRES (BY POWER WASH, ETC.) BEFORE ENTERING ONTO THE HIGHWAY.	
2 of 14	MINIMUM WORK ZONE TRAFFIC CONTROL TO BE IN ACCORDANCE WITH PUB. 213 ATTACHED FIGURE(S). SEE PUB 212 FOR ADDITIONAL DETAILS.	
3 of 14	ALL DISTURBED AREAS OUTSIDE THE PAVEMENT OR SHOULDER SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED BEFORE THE START OF WORK.	
4 of 14	PERMITTEE MUST MAINTAIN ACCESS FROM THE PAVEMENT EDGE TO AT LEAST 20 FEET OUTSIDE THE HIGHWAY RIGHT OF WAY.	
5 of 14	THIS PERMIT DOES NOT AUTHORIZE DRAIN PIPE TO BE INSTALLED ACROSS ANY DRIVEWAY.	
6 of 14	SURFACE DRAINAGE MAY NOT BE DIRECTED ONTO STATE HIGHWAY RIGHT OF WAY.	
7 of 14	SHOULDERS MUST BE RESTORED IN ACCORDANCE WITH APPROPRIATE SECTION OF PUB. 408 AND ROADWAY CONSTRUCTION STANDARDS RC-25M.	
8 of 14	DEPARTMENT MUST BE NOTIFIED IN WRITING UPON COMPLETION OF WORK.	
9 of 14	IT IS THE PERMITTEE'S RESPONSIBILITY TO KEEP VEGETATION TRIMMED IN ORDER TO MAINTAIN MINIMUM SIGHT DISTANCE. NO OBJECTS MAY BE PLACED WITHIN THE LINE OF SIGHT.	
10 of 14	THIS PERMIT AUTHORIZES WORK ONLY IN DEPARTMENT HIGHWAY RIGHT OF WAY.	
11 of 14	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS PRIOR TO START OF WORK AT 717 783-0156, ext. 315.	
12 of 14	WORK WILL NOT BE PERMITTED DURING THE FOLLOWING PERIOD: ALL STATE / NATIONAL HOLIDAYS.	
13 of 14	NO LANES MAY BE RESTRICTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM OR BETWEEN THE HOURS OF 3:00 PM TO 6:00 PM.	
14 of 14	PERMITTEE'S CONTRACTOR MUST PROVIDE PROPOSED WORK SCHEDULE 3 DAYS BEFORE START OF WORK. ALSO, PROVIDE AN EMERGENCY PHONE CONTACT NUMBER TO THE DEPARTMENT.	



Acknowledgement of Completion

Permit work has been completed:

Date: _____

By: _____

Barry J Schoch, P.E.

Secretary of Transportation

Michael C. Keiser, P.E.

District Executive

14.3 ac



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality Oliver County _____
Site Location _____ Subdivision Name M. WORTHY
 SUITABLE Soil Type _____ Slope 6-7% Depth to Limiting Zone 32" Ave. Perc. Rate 48.6
 UNSUITABLE Mottling Seeps or Pooled Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:
Soils Description Completed by: M. HIGAINS Date: 3/15/13

Inches	Description of Horizon
<u>2</u> <u>0</u> TO <u>7</u>	<u>YELLOWISH BRNSILT LOAM WEAK, FR</u>
<u>7</u> TO <u>36</u>	<u>YELLOWISH BRNSILT WEAK SBT, FR</u>
<u>36</u> TO <u>-</u>	<u>FDM</u>
_____ TO _____	_____
<u>3</u> _____ TO _____	<u>SIMILAR - FDM AT 32"</u>
_____ TO _____	_____

PERCOLATION TEST:
Percolation Test Completed by: M. HIGAINS Date: 4/5/13

Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
<u>1</u>			<u>10/30</u>	<u>7/8</u>	<u>1 1/2</u>	<u>1 1/2</u>	<u>1 1/2</u>	<u>1 1/2</u>			
<u>2</u>			<u>10/30</u>	<u>1 1/4</u>	<u>7/8</u>	<u>5/8</u>	<u>5/8</u>	<u>1 1/2</u>	<u>1 1/2</u>		
<u>3</u>			<u>10/30</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>3/4</u>				
<u>4</u>			<u>10/30</u>	<u>2</u>	<u>1 5/8</u>	<u>1 3/8</u>	<u>1 3/8</u>	<u>1 1/4</u>	<u>1 1/4</u>		
<u>5</u>			<u>10/30</u>	<u>1 1/8</u>	<u>1</u>	<u>3/4</u>	<u>3/4</u>	<u>5/8</u>	<u>5/8</u>		
<u>6</u>			<u>10/30</u>	<u>1 1/2</u>	<u>1 1/2</u>	<u>1 1/2</u>	<u>1 1/2</u>				

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>1 1/2"</u>	<u>60</u>	<u>20"</u>
<u>2</u>	<u>1 1/2"</u>	<u>60</u>	"
<u>3</u>	<u>3/4"</u>	<u>40</u>	"
<u>4</u>	<u>1 1/4"</u>	<u>24</u>	"
<u>5</u>	<u>5/8"</u>	<u>48</u>	"
<u>6</u>	<u>1 1/2"</u>	<u>60</u>	"
TOTAL OF MIN / IN →		<u>292</u>	<u>48.6</u>
TOTAL NO. OF HOLES →		<u>6</u>	

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.
(S) [Signature]
Sewage Enforcement Officer

White - Local Agency Yellow - Applicant Pink - Local DEP Office

14.3 ac



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality OLIVER County PERRY
Site Location S2849 Subdivision Name N. WORTHY
 SUITABLE Soil Type _____ Slope 12% Depth to Limiting Zone 30 Ave. Perc. Rate 51
 UNSUITABLE Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:
Soils Description Completed by: M. Higgins Date: 3/15/13

Inches	Description of Horizon
0 TO 6	YELLOWISH BRN SILT LOAM WEAKE FR
6 TO 33	YELLOWISH BRN SILT WEAKE FR
33 TO -	FD MOTT.
2 TO	SIMILAR - 28" TO FDM

PERCOLATION TEST:
Percolation Test Completed by: M. Higgins Date: 4/5/13

Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1			10/30	1	7/8	3/4	5/8	5/8			
2			10/30	7/8	5/8	1/2	3/8	3/8			
3			10/30	1/2	1/2	1/2	1/2				
4			10/30	2/4	1/8	1/2	1/2	1	3/4	3/4	3/4
5			10/30	3/4	3/4	3/4	5/8				
6			10/30	1/8	1/8	1/8	1/8	1	1	1	

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	5/8"	48	20"
2	3/8"	80	"
3	1/2"	60	"
4	3/4"	40	"
5	5/8"	48	"
6	1"	30	"
TOTAL OF MIN / IN →		306	= 51
TOTAL NO. OF HOLES →		6	

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S) [Signature]
Sewage Enforcement Officer

White - Local Agency Yellow - Applicant Pink - Local DEP Office

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN WORTHY ENTERPRISES, INC, a Corporation existing under the laws of Pennsylvania, of Newport, Perry County, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,

to be paid as follows:

- \$10,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All those certain two tracts of land situate in Oliver Township, Perry County, Pennsylvania, containing 14.28 acres, more or less, and being Tax Parcel No. 200,059.00-087.000. Being the remaining part of deed recorded in Perry County Instrument No. 201300725 and being all of deed recorded in Perry County Instrument No. 202408530.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer agrees to accept title subject to enrollment in the Clean and Green Program.

- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: N/A
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

WORTHY ENTERPRISES, INC.

By: MICHAEL L. WORTHY

REAL ESTATE AUCTION

19.3 Acres of Vacant Wooded Land

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #2

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #2: 0 Ravine Lane, Newport, PA 17074 19.3 acres of vacant wooded land. Close to Little Buffalo State Park and Holman Lake. Incredible views! Perc tested. This parcel adjoins the 2.98 acre parcel and these parcels will be offered separately and together. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$50.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

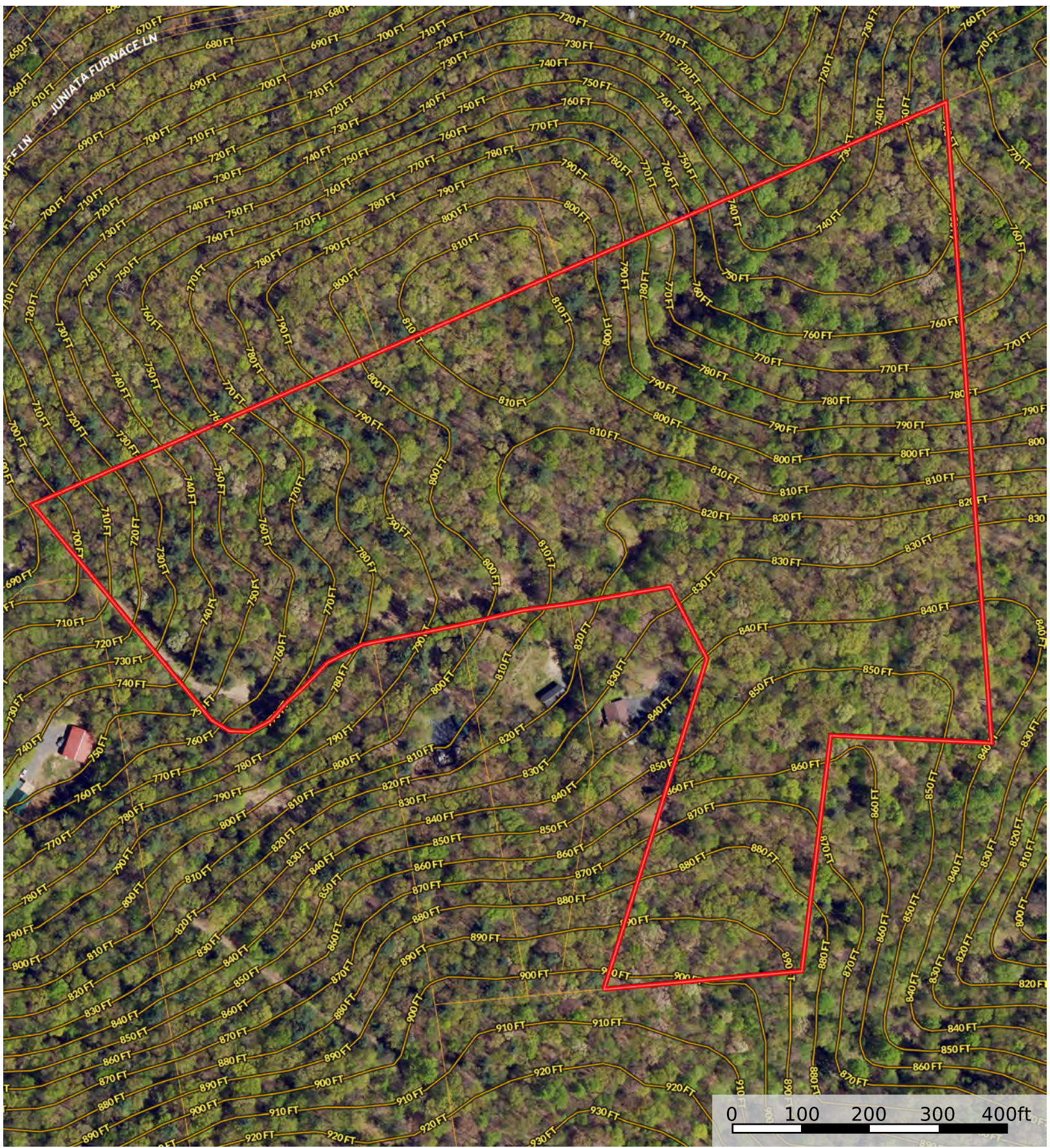
www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036



Sellers:

Worthy Enterprises, Inc.



TP #050,059.00-015.000

This Indenture,

MADE the 17th day of August in the year two thousand twenty-two (2022)

BETWEEN THOMAS W. COOK, Executor of the Last Will and Testament of PHILIP

R. COOK, late of Tyrone Township, Perry County, Pennsylvania, Grantor

and

WORTHY ENTERPRISES, INC of Newport, Perry County, Pennsylvania, Grantee

WHEREAS, the said Philip R. Cook became in his lifetime lawfully seized in his demesne as of fee of the hereinafter described real estate; and being thereof so seized, made his Last Will and Testament, in writing, dated the 30th day of April, Two Thousand Fifteen (2015), wherein and whereby Thomas W. Cook was appointed as Executor; and

WHEREAS, the said Philip R. Cook died on the 18th day of February, 2022, and the said Last Will and Testament was duly probated on the 9th day of March, 2022, and is now of record in the Office of the Register of Wills in and for Perry County, filed to Estate No. 5022-0057, as an examination thereof will more fully reveal; and

NOW THIS INDENTURE WITNESSETH, that the said Thomas W. Cook for and in consideration of the sum of

to him in hand paid by the said Grantee at or before the sealing and delivery hereof, the receipt of which is hereby acknowledged, by virtue of the power granted by law, has granted, bargained, sold, aliened, released, and confirmed, and by these presents does grant, bargain, sell, alien, release, and confirm unto the said Worthy Enterprises, Inc., its successors and assigns,

ALL that certain tract of land situate in Centre Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at stones at the corner of lands now or formerly of H. Myers and other lands now or formerly of Grantors; thence along lands now or formerly of H. Myers South 1 degree 8 minutes 18 seconds West, a distance of 946.32 feet to stones; thence North 83 degrees 23 minutes 46 seconds West, a distance of 247.12 feet to an iron pin; thence South 13 degrees 31 minutes 41 seconds West, a distance of 337.42 feet to an iron pin; thence along lands now or formerly of C. Myers, North 89 degrees 36 minutes 21 seconds West, a distance of 280.19 feet to an iron pin; thence along other lands now or formerly of Grantors, North 22 degrees 13 minutes 13 seconds East, a distance of 474.86 feet to an iron pin; thence along same, North 22 degrees 28 minutes 58 seconds West, a distance of 138.02 feet to an iron pin; thence in a northerly and westerly direction, along same in an arc, having a radius of 30 feet to an iron pin; thence along same, South 85 degrees 18 minutes 43 seconds West, a distance of 407.07 feet to an iron pin; thence along same, South 61 degrees 38 minutes 28 seconds West, a distance of 192.87 feet to an iron pin; thence along same, North 78 degrees 7 minutes 52 seconds West, a distance of 52.27 feet to an iron pin; thence along same, North 35 degrees 50 minutes 5 seconds West, a distance of 273.24 feet to an iron pin; thence along same, North 41 degrees 57 minutes 15 seconds West, a distance of 152.53 feet to an iron pin; thence along other lands now or formerly of Grantors, North 73 degrees 22 minutes 50 seconds East, a distance of 1,499.58 feet to the place of BEGINNING, containing 19.3 acres, more or less.

BEING the same property conveyed to Philip R. Cook and B. Joyce Cook, his wife by deed of Larry W. Fry, et ux, et al, dated August 31, 1973 and recorded in Perry County Deed Book 232 at Page 31. B. Joyce Cook died September 27, 2005, thereby vesting title solely in Philip R. Cook.

GRANTING also to Grantee, his successors and assigns, an easement and right of way 20 feet in width, extending from the public road to the lands hereby conveyed.

TOGETHER with all and singular, the buildings, improvements, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; also the estate, right, title and interest whatsoever, of the said Philip R. Cook at and immediately before the time of his decease, in law, equity or otherwise howsoever, of, in, to, or out of the same.

TO HAVE AND TO HOLD the said described messuage or tenement and tract of land, with its hereditaments, and premises hereby granted or mentioned, or intended so to be, with the appurtenances, unto the said Worthy Enterprises, Inc., its successors and assigns, to the only proper use and behoof of the said Worthy Enterprises, Inc., its successors and assigns, forever.

AND the said Thomas W. Cook for the estate, its heirs, executors and administrators does covenant, promise, grant and agree, to and with the said Grantee, its successors heirs and assigns, by these presents, that he has not heretofore done or 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 encumbered, in title, estate, or otherwise howsoever.

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

In the Presence of:

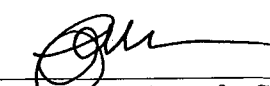


 (SEAL)
THOMAS W. COOK, EXECUTOR

(SEAL)

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

2511 Little Buffalo Rd
Newport, PA 17074



Attorney or Agent for Grantee



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality Centre Township County Perry
 Site Location Ravine Lane (PIN# 059,059.00-015) Subdivision Name Ex. Lot-No Subdivision
 SUITABLE Soil Type HfB Slope 8% Depth to Limiting Zone 29" Ave. Perc. Rate 11.4 mpi
 UNSUITABLE Mottling Seeps or Poned Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Leonard Sizer Probes 22-1 & 22-2 Date: 9/15/2022

Inches	Description of Horizon
<u>0</u> TO <u>10</u>	<u>Probe #22-1; 10yr(5/6) Yellowish Brown,GR,SIL,SBK,FR</u>
<u>10</u> TO <u>29</u>	<u>10yr(4/6) Dark Yellowish Brown,CB, 2,SIL,SBK,FR</u>
<u>29</u> TO <u>32</u>	<u>10yr(4/6) Dark Yellowish Brown,CB, 2,SIL,SBK,FR-ECF</u>
_____ TO _____	_____
_____ TO _____	_____
_____ TO _____	<u>Probe #22-2; Similar to Probe 22-1 w/ LZ @ 31" to ECF</u>

PERCOLATION TEST:

Percolation Test Completed by: Leonard Sizer Between Probes 22-1 & 22-2 Date: 10/11/2022

Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	x		<u>10 (30)</u>	<u>2 1/2</u>	<u>2 1/4</u>	<u>2 1/4</u>	<u>2 1/8</u>	<u>2 1/8</u>			
2	x		<u>10 (30)</u>	<u>3</u>	<u>1 1/2</u>	<u>1 5/8</u>	<u>1 5/8</u>	<u>1 1/2</u>			
3	x		<u>10 (30)</u>	<u>3 7/8</u>	<u>3 7/8</u>	<u>3 3/4</u>	<u>3 3/4</u>				
4	x		<u>10 (30)</u>	<u>4</u>	<u>4</u>	<u>3 7/8</u>	<u>3 7/8</u>				
5	x		<u>10 (30)</u>	<u>3 1/2</u>	<u>3 3/4</u>	<u>3 5/8</u>	<u>3 5/8</u>				
6	x		<u>10 (30)</u>	<u>4 1/8</u>	<u>2 7/8</u>	<u>3</u>	<u>3 1/8</u>	<u>3</u>			

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>2.125</u> "	<u>14.1</u>	<u>20</u> "
<u>2</u>	<u>1.5</u> "	<u>20</u>	<u>20</u> "
<u>3</u>	<u>3.75</u> "	<u>8</u>	<u>20</u> "
<u>4</u>	<u>3.875</u> "	<u>7.7</u>	<u>20</u> "
<u>5</u>	<u>3.625</u> "	<u>8.3</u>	<u>20</u> "
<u>6</u>	<u>3.0</u> "	<u>10</u>	<u>20</u> "
TOTAL OF MIN / IN →		<u>68.10</u>	= <u>11.35</u>
TOTAL NO. OF HOLES →		<u>6</u>	

Min Inch

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.
 (S) _____
 Sewage Enforcement Officer

Copy Type:

Local Agency (White) Applicant (Yellow) Local DEP Office (Pink)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality Centre Township County Perry
 Site Location Ravine Lane (PIN# 059,059.00-015) Subdivision Name Ex. Lot-No Subdivision
 SUITABLE Soil Type HfB Slope 9% Depth to Limiting Zone 29" Ave. Perc. Rate 9.6 mpi
 UNSUITABLE Mottling Seeps or Ponded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Leonard Sizer Probes 22-2 & 22-3 Date: 9/15/2022

Inches	Description of Horizon
<u>0</u> TO <u>9</u>	<u>Probe #22-2; 10yr(5/6) Yellowish Brown,GR,SIL,SBK,FR</u>
<u>9</u> TO <u>31</u>	<u>10yr(4/6) Dark Yellowish Brown,CB, 2,SIL,SBK,FR</u>
<u>31</u> TO <u>35</u>	<u>10yr(4/6) Dark Yellowish Brown,CB, 2,SIL,SBK,FR-ECF</u>
_____ TO _____	_____
_____ TO _____	_____
_____ TO _____	<u>Probe #22-3; Similar to Probe 22-2 w/ LZ @ 31" to ECF</u>

PERCOLATION TEST:

Percolation Test Completed by: Leonard Sizer Between Probes 22-2 & 22-3 Date: 10/11/2022

Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	x		<u>10 (30)</u>	4	4	4	3 7/8				
2	x		<u>10 (30)</u>	3	2 1/2	2 3/4	2 5/8	2 5/8			
3	x		<u>10 (30)</u>	4 1/8	4	4	4				
4	x		<u>10 (30)</u>	3 1/4	2 7/8	3	2 3/4	2 3/4			
5	x		<u>10 (30)</u>	4	3 7/8	3 3/4	4				
6	x		<u>10 (30)</u>	2 1/4	2 1/2	2 1/2	2 3/8				

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	<u>3.875</u> "	<u>7.7</u>	<u>20</u> "
2	<u>2.625</u> "	<u>11.4</u>	<u>20</u> "
3	<u>4.0</u> "	<u>7.5</u>	<u>20</u> "
4	<u>2.75</u> "	<u>10.9</u>	<u>20</u> "
5	<u>4.0</u> "	<u>7.5</u>	<u>20</u> "
6	<u>2.375</u> "	<u>12.6</u>	<u>20</u> "
TOTAL OF MIN / IN →		<u>57.6</u>	= <u>9.6</u> ^{Min} / _{Inch}
TOTAL NO. OF HOLES →		<u>6</u>	

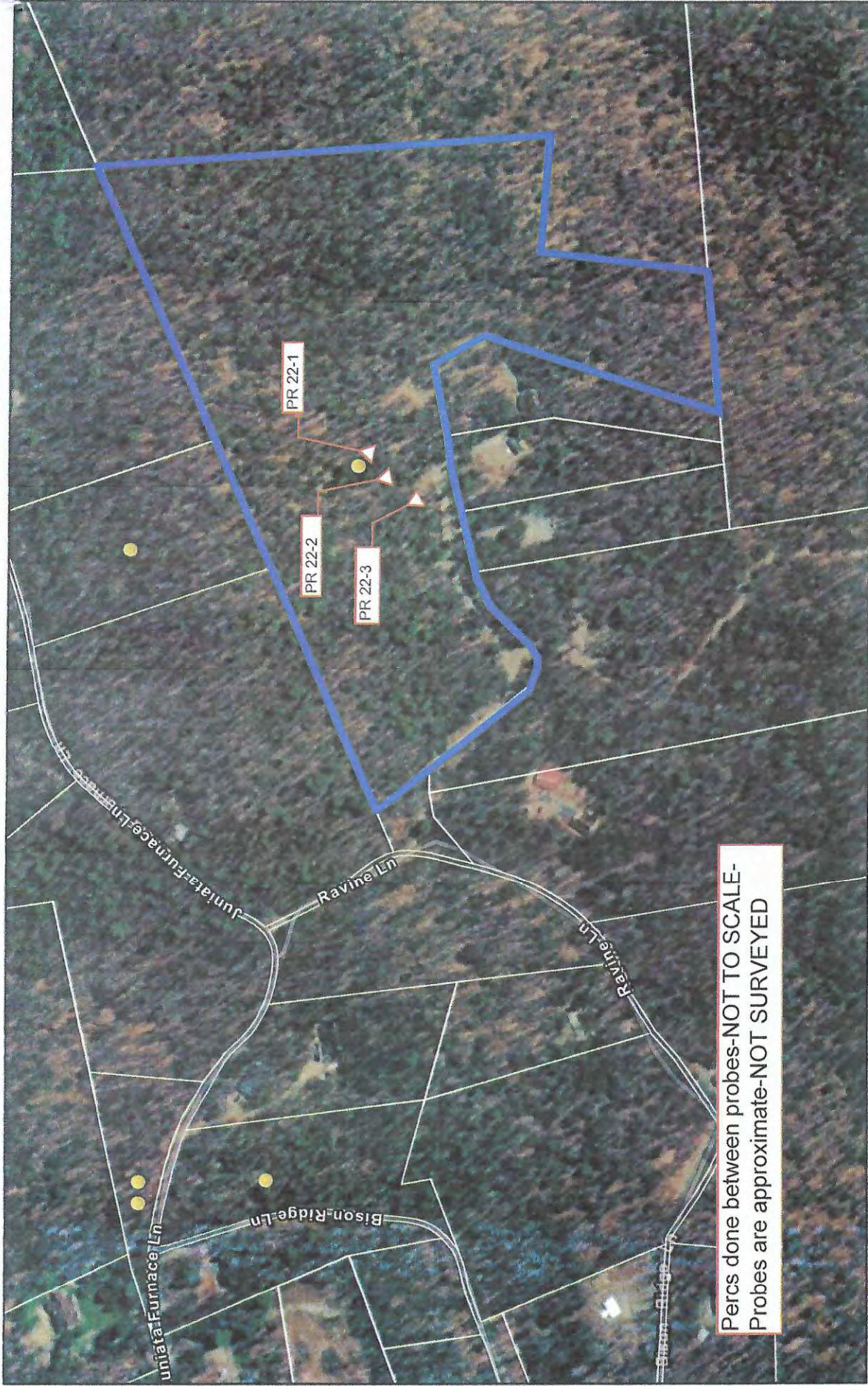
The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S) _____
Sewage Enforcement Officer

Copy Type:

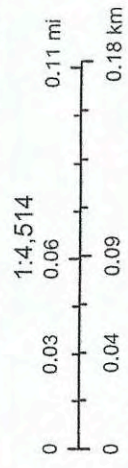
- Local Agency (White) Applicant (Yellow) Local DEP Office (Pink)

Ravine Lane-Worthy Site



9/20/2022, 3:25:26 PM

- World Transportation
- Parcels
- FSA Database



Esri, HERE, GeoTechnologies, Inc., Esri Community Maps Contributors, data.pa.gov, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, Web AppBuilder for ArcGIS

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

MYERS

Application No. J56876 Municipality CENTRE County PERRY
 Site Location LITTLE BUFFALO ACRES Subdivision Name LOT 1
 SUITABLE Soil Type BERTS Slope 5 % Depth to Limiting Zone 48" Ave. Perc. Rate 23.5
 UNSUITABLE Mottling Seeps or Pooled Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:
 Soils Description Complete by: MIKE HIGGINS Date: 3/23/90

Inches	Description of Horizon
0 TO 2	STONES, ORGANIC MATTER, ROOTS
2 TO 36	VERY STONY YELLOW SILT LOAM CF 559
36 TO 48	VERY STONY YELLOW SILT LOAM CF 659
48 TO 60	MOTTLED VERY STONY YELLOW SILT
TO	LOAM CF 759

Depth to Limiting Zone: 48 Inches

PERCOLATION TEST:
 Percolation Test Completed by: MIKE HIGGINS Date: 4/12/90

Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1			10/30	1 1/2	5/6	1/2	1/2	1/2			
2			10/30	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2			
3			10/30	5	5	5	5				
4	X		10/30	6	6	6	6				
5	X		10/30	6	6	6	6				
6			10/30	1 1/2	1 1/2	1 1/2	1 1/2				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1 1/2"	60	30"
2	2 1/2"	12	"
3	5"	6	"
4	6"	1.7	"
5	6"	1.7	"
6	1 1/2"	60	30"
TOTAL OF MIN / IN →		141.4	235
TOTAL NO. OF HOLES →		6	

Min / Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

Mike Higgins
 (S) Sewage Enforcement Officer

APPLICANT

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PERMIT

for

INSTALLATION OF SEWAGE DISPOSAL SYSTEM

Pursuant to Application for Sewage Disposal System number <u>556776</u> a permit is hereby issued to: <u>RENEWAL OF PERMIT ISSUED 5/4/90</u>	
NAME OF APPLICANT <u>PAUL FLAIG</u>	
ADDRESS OF APPLICANT <u>MIDDLETOWN PA</u>	TELEPHONE NUMBER
PROPERTY ADDRESS OF SITE FOR SEWAGE DISPOSAL SYSTEM <u>LITTLE BUFFALO HEIGHTS LOT 7</u>	
<p>This Permit issued under the provisions of the "Pennsylvania Sewage Facilities Act", the Act of January 24, 1966 (P.L. 1535), as amended is subject to the following conditions:</p> <ol style="list-style-type: none">1. Except as otherwise provided by the Act or regulations of the Pennsylvania Department of Environmental Resources, no part of the installation shall be covered until inspected by the approving body and approval to cover is granted in writing below.2. This Permit may be revoked for the reasons set forth in Section 7(b)(6) of the Act.3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within three years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation. <p>ADDITIONAL CONDITIONS: <u>NOTIFY SEO (789-3162) BEFORE BEGINNING SYSTEM!</u></p> <p>KEEP THIS PERMIT FOR FUTURE REFERENCE</p>	

Approval to Cover

Date of Issuance of Permit 4/27/93

Signature of Enforcement Officer

Date

Centre + up

Approving Body

Signature of Enforcement Officer

The basis for the issuance of this Permit is the information supplied in the Application for Sewage Disposal System and other pertinent data concerning soil absorption tests, topography, lot size, and sub-soil groundwater table elevations. The permit only indicates that the issuing authority is satisfied that the installation of the Sewage Disposal System is in accordance with the Rules, Regulations and Standards adopted by the Pennsylvania Department of Environmental Resources under the provisions of the Pennsylvania Sewage Facilities Act, the Act of January 24, 1966 (P.L. 1535), as amended. The issuance of a Permit shall not preclude the enforcement of other health laws, ordinances or regulations in the case of malfunctioning of the system.

TO BE POSTED AT THE BUILDING SITE

FORM PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN WORTHY ENTERPRISES, INC, a Corporation existing under the laws of Pennsylvania, of Newport, Perry County, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,

to be paid as follows:

- \$10,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Centre Township, Perry County, Pennsylvania, containing 19.3 acres, more or less, and being Tax Parcel No. 050,059.00-015.000. Being described in deed recorded in Perry County Instrument No. 202206142.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final

settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: N/A
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

WORTHY ENTERPRISES, INC.

By: MICHAEL L. WORTHY

REAL ESTATE AUCTION

2.98 Acres of Vacant Woodland

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #3

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #3: 0 Juniata Furnace Lane, Newport, PA 17074 2.98 acres of vacant woodland. Close to Little Buffalo State Park & Holman Lake. Perc tested. This parcel adjoins the 19.3 acre parcel and these parcels will be offered separately and together. \$5,000 down payment the day of the auction. Annual R/E Taxes: \$785.00 For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036



Sellers:

Worthy Enterprises, Inc.

Juniata Furnace Ln, Newport, PA, 17074
Pennsylvania, AC +/-



TP #050,059.00-013.000

This Deed,

MADE the 18th day of April in the year two thousand twenty-three (2023)

BETWEEN DAVID W. THOMAS, unmarried, of Fairfield, Pennsylvania, Grantor

and

WORTHY ENTERPRISES, INC., a corporation organized and operating under the laws of the Commonwealth of Pennsylvania, having its principle office in the County of Perry, in said Commonwealth, Grantee

WITNESSETH, That in consideration of-----

-----, in hand paid, the receipt whereof is

hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, its successors and assigns,

ALL that certain tract of land situate in Centre Township, Perry County, Pennsylvania, known and designated as Lot #7 on the Plan of Lots of Little Buffalo Acres as recorded in Perry County Plan Book 8, Pages 6 & 7, in which it is more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the southern edge of Buffalo Drive at the northeastern corner of Lot #8 on the aforesaid Plan; thence North 78 degrees 04 minutes 25 seconds East 305.00 feet along the southern edge of Buffalo Drive at the northwest corner of Lot #6 on the aforesaid Plan; thence South 11 degrees 55 minutes 35 seconds East 413.24 feet along the western line of Lot #6 in the aforesaid Plan to an iron pin in line of lands now or formerly of Phillip R. Cook; thence South 73 degrees 22 minutes 50 seconds West 306.03 feet along lands now or formerly of Phillip R. Cook to an iron pin at the southeast corner of Lot #8 in the aforesaid plan; thence North 11 degrees 55 minutes 35 seconds West 438.28 feet along the eastern line of Lot #8 in the aforesaid Plan to an iron in the southern edge of Buffalo Drive, the point or place of BEGINNING.

CONTAINING 2.981 acres.

GRANTING ALSO TO GRANTEE, its successors and assigns, an easement and right of way 50 feet in width, as the same now exists, leading from the public road, over Buffalo Drive, along the northern edge of the above described lot.

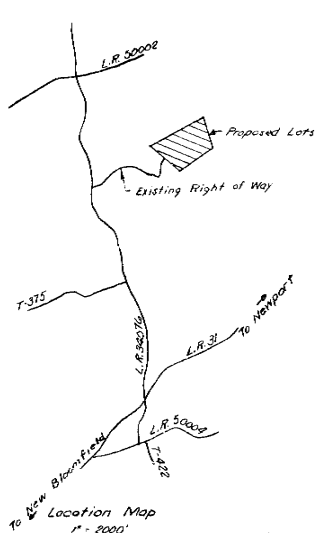
TOGETHER WITH and SUBJECT TO all notes, conditions, restrictions and rights-of-way as set forth on Perry County Plan Book 8 Pages 6-7.

BEING the same property conveyed to David W. Thomas by deed of Sarah Matos, unmarried, dated September 30, 2021 and recorded in Perry County Instrument No. 202108555.

COPY

RESTRICTIONS AND RESERVATIONS

This is to certify that Keith Watson, owner and developers of lands shown by this subdivision plan does hereby dedicate to the present owners and all future owners of lots numbered 1 to 8 inclusive, their heirs successors and assigns, the 20' right of way to said property and the 50' right of way through said property, as shown on this plan, as private ways for the exclusive use, benefit and convenience of said owners, their successors and assigns, if being not intended to make said streets public thoroughfares, but to retain the exclusive use and control thereof for the benefit of future owners of said property. And said streets on this plan are to be controlled, improved, graded and maintained by them, each responsible for a proportionate part of the maintenance, for their own benefit and the common use and enjoyment of the owners of said lots, their heirs and assigns. No lot on this plan may be further subdivided.



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PERRY

ON THIS 3rd DAY OF March, 1976, BEFORE ME, A NOTARY PUBLIC, Keith L. Watson DID PERSONALLY APPEAR AND ACKNOWLEDGED THIS PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

Jan M. Crandall, NOTARY PUBLIC
JEAN M. CRANDALL, Notary Public
My Commission Expires March 28, 1977

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN HEREON.

ALL STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

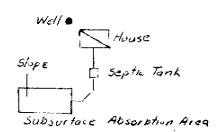
Keith L. Watson, OWNER
APPROVED THIS 3rd DAY OF March, 1976, BY THE CENTRE TOWNSHIP SUPERVISORS
Keith L. Watson, CHAIRMAN
Joe M. [unclear], SECRETARY
Fred W. [unclear], FG.
RECORDED IN FB. _____
THIS _____ DAY OF _____, 1976

_____, RECORDER

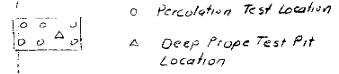
APPROVED THIS 25 DAY OF FEB 1976 BY THE PERRY COUNTY PLANNING COMMISSION
Cameron R. [unclear], CHAIRMAN
[unclear], SECRETARY

REVIEWED THIS _____ DAY OF _____ 1976 BY THE CENTRE TOWNSHIP ENGINEER.

Typical Detail of House and On Lot Sewage Disposal System (Approximate Locations of Proposed Structures Are Shown).



Typical Absorption Area Showing



SEDIMENT AND EROSION CONTROL INFORMATION

From the Soils and Site Report, Prepared by the Soils Conservation Service, U.S.D.A.

Soils Type: 32A B1 Detrit. Str. Sand Loam c to 3%
32 B1 Detrit. Str. Sand Loam B to 25%

Recommendations

- A. Exposed Soils are to be seeded & mulched as soon as possible after exposure to minimize erosion.
B. During construction, top soil should be placed on the high side of the exposed area to divert the run-off around the exposed area and on the low side to provide a catch basin to keep eroded soils on lot.

Land Use - Seasonal Occupancy

No public water or sewage facilities are available to service these lots.

Contour interval 5 feet taken from Pennsylvania U.S.G.S. Topographic Map, Newport Quadrangle

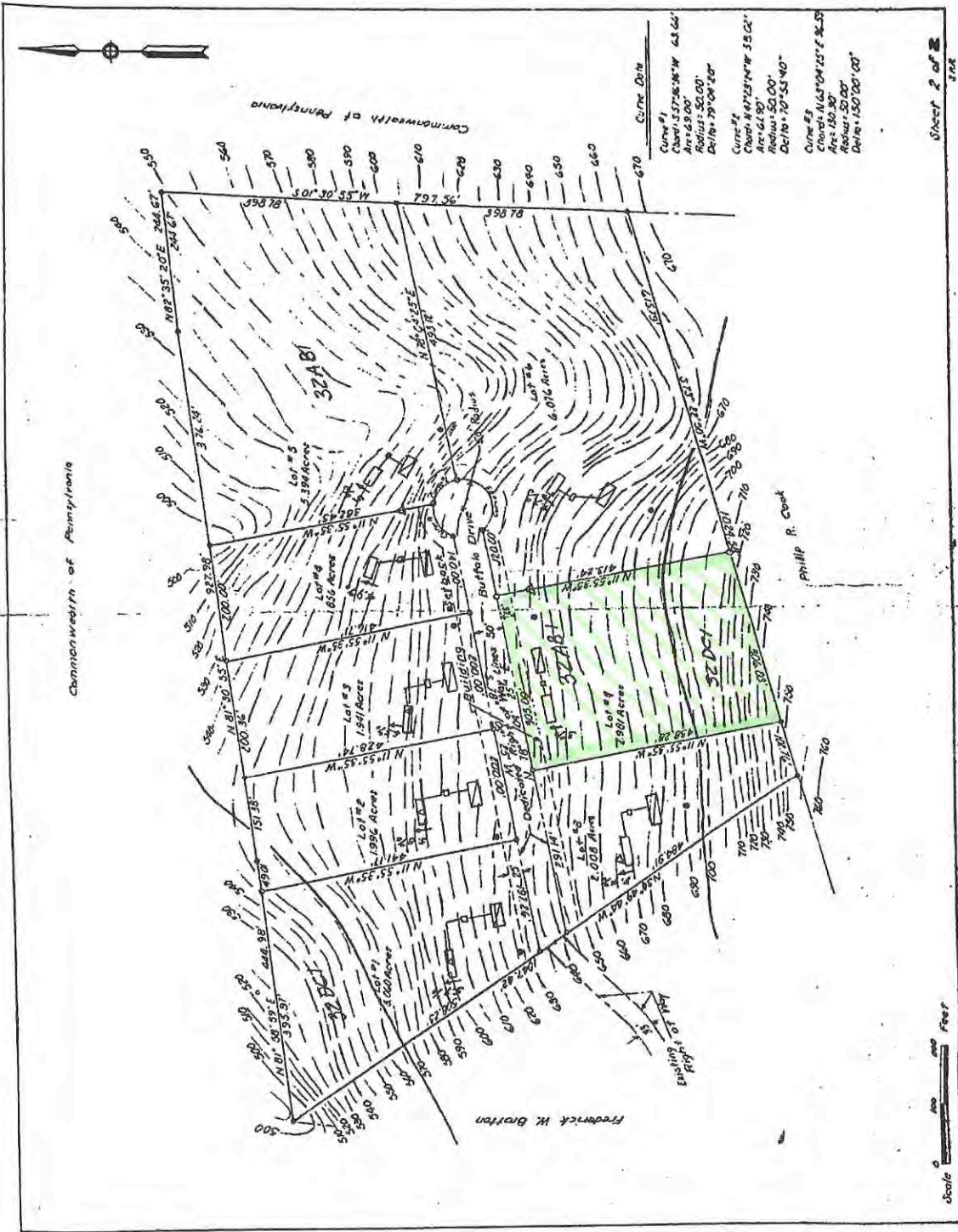
STATE OF PENNSYLVANIA
County of Perry
Recorded this 4 day of March 1976 in the Recorder's Office in and for the said county in Plan Book 8 Page 687
Given under my hand and seal the date above written
Percy B. Rookness, Notary Public

FINAL SUBDIVISION PLAN FOR LITTLE BUFFALO ACRES

PROPERTY PLAT PREPARED FOR: Keith Watson, RD 2 Newport, PA Phone: 567-6778 (3x Lorry Fri) MUNICIPALITY: CENTRE TOWNSHIP COUNTY: PERRY STATE: PENNSYLVANIA GRANTOR (S): DEED REFERENCE: D.E. PG. AREA: 50 FT. ACRES: 76.798 PREPARED BY: MACOMBER ASSOCIATES INC. DATE: JULY 30, 1975 FEB 13 1976

Sheet 1 of 2

BK - 8 PG - 6



BK-8 PG-7

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN WORTHY ENTERPRISES, INC, a Corporation existing under the laws of Pennsylvania, of Newport, Perry County, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,

to be paid as follows:

- \$5,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Centre Township, Perry County, Pennsylvania, containing 2.98 acres, more or less, and being Tax Parcel No. 050,059.00-013.000. Being described in deed recorded in Perry County Instrument No. 202302443.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer

shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: N/A
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

WORTHY ENTERPRISES, INC.

By: MICHAEL L. WORTHY

REAL ESTATE AUCTION

8.27 Acres of Vacant Woodland

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #4

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #4: 0 Meadow Grove Rd. Newport, PA 17074 8.27 acres of vacant wooded land. Route 322 access only. Suitable for recreational uses and timber investment. This parcel will be sold at absolute auction. \$5,000 down payment the day of the auction. Annual R/E Taxes: \$180.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

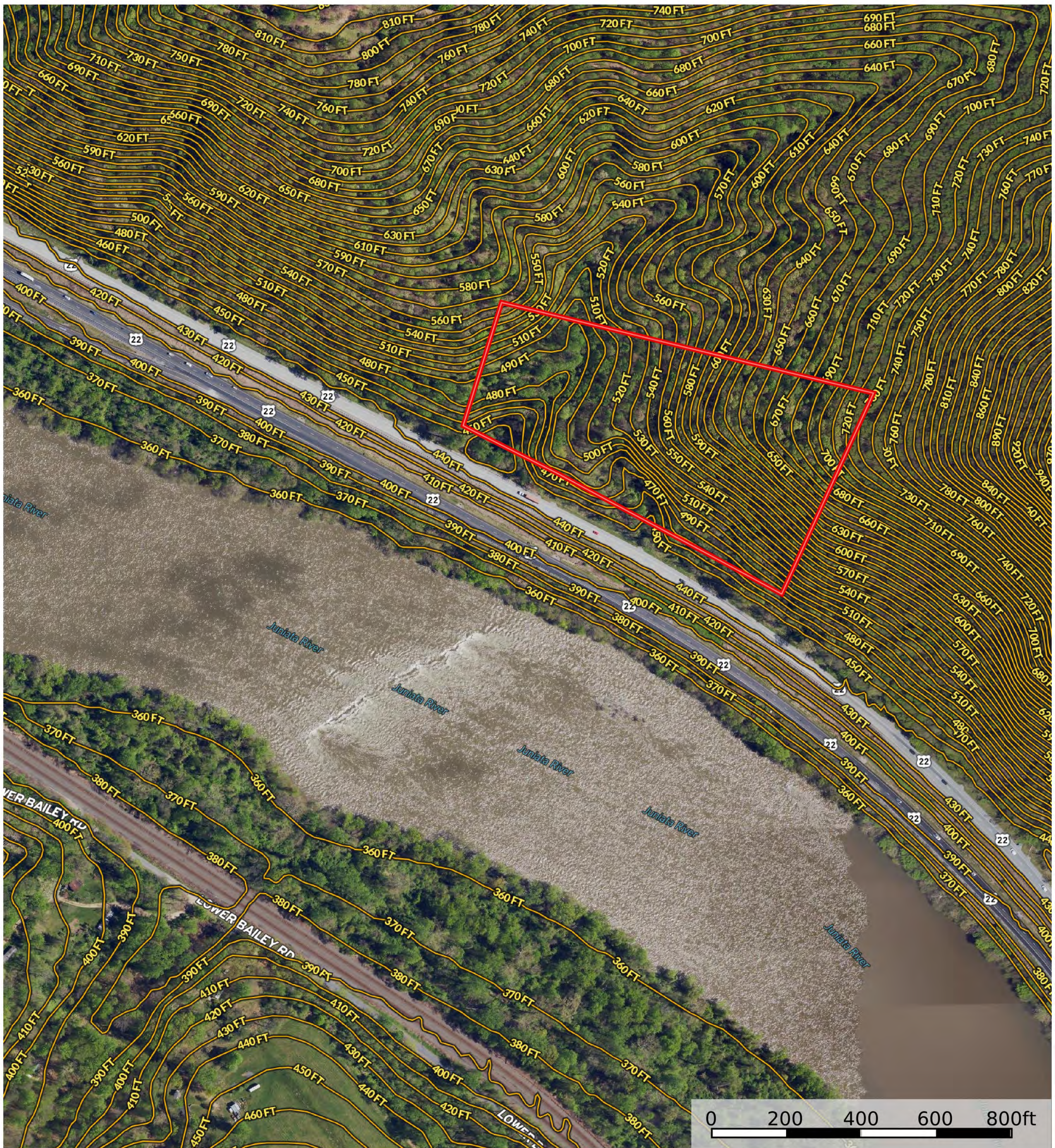


Sellers:

Worthy Enterprises, Inc.

Meadow Grove Rd, Newport, PA, 17074

Pennsylvania, AC +/-



 Boundary

This Deed,

MADE the 19th day of May in the year two thousand fourteen (2014)

BETWEEN DONALD C. LOWE and LINDA K. LOWE, his wife, of Halifax, Dauphin County,
Pennsylvania, Grantors

and

MICHAEL L. WORTHY of Newport, Perry County, Pennsylvania, Grantee

WITNESSETH, That in consideration of-----

in hand paid, the receipt whereof is hereby acknowledged, the said
grantors do hereby grant and convey to the said grantee, his heirs and assigns,

ALL that certain tract of land situate in Buffalo Township, Perry County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at stones at upper side of Public Road along the Juniata River, southeast of Lime Kiln; thence by lands now or formerly of Varing along road, North 58 degrees West, 37 perches to stones; thence by lands now or formerly of Maggie J. Albright, North 36 degrees East, 41 perches to chestnut tree; thence by lands now or formerly of Sadie Smith, South 68 degrees East, 44 perches to stones; thence by lands now or formerly of Frank M. Varing, South 34 degrees East, 54 perches to stones the place of BEGINNING.

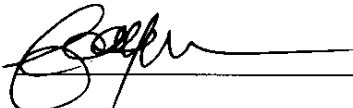
EXCEPTING from the above-described property, that tract of land that was taken by the Pennsylvania Department of Highway for the relocation and construction of State Highway Route 22.

BEING the same property conveyed to Donald C. Lowe and Linda K. Lowe, his wife, by deed of Ruth Lowe, a/k/a Ruth K. Lowe, singlewoman, Executrix of the Last Will and Testament of Ira W. Lowe, and in her individual capacity, dated December 19, 1997 and recorded in Perry County Record Book 1063 at Page 275.


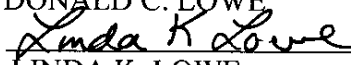
AND the said grantors will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of



AS TO BOTH

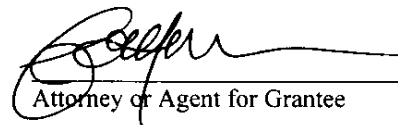
 (SEAL)
DONALD C. LOWE
 (SEAL)
LINDA K. LOWE

COPY

CERTIFICATE OF RESIDENCE

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

2511 Little Buffalo Rd
Newport PA 17074



Attorney or Agent for Grantee

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN MICHAEL L. WORTHY, unmarried, of Newport, Perry County, Pennsylvania,
Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,

to be paid as follows:

- \$5,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Buffalo Township, Perry County, Pennsylvania, containing 8.27 acres, more or less, and being Tax Parcel No. 030,061.00-043.000. Being described in deed recorded in Perry County Instrument No. 201402961.
- This is an absolute sale and will be sold to the highest bidder.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer accepts title subject to the fact that access is by Route 322 only.

- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: N/A
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

MICHAEL L. WORTHY

REAL ESTATE AUCTION

3 Bedroom Home on 0.18 Acre Lot

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #5

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #5: 699 S. Front St. Liverpool, PA 17045 Three bedroom, two bath home on a 0.18 acre lot. Recently renovated. New landscaping is complete with river stone mulching for zero maintenance. Located across the street from the Liverpool pool and playground. 1 year home warranty included. \$15,000 down payment the day of the auction. Annual R/E Taxes: \$2,002.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

Seller: Tonya J. Magaro



699 S Front St, Liverpool, PA, 17045
Pennsylvania, AC +/-



 Boundary



TOTAL: 1693 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1067 sq. ft, FLOOR 3: 626 sq. ft

EXCLUDED AREAS: BASEMENT: 470 sq. ft, STORAGE: 185 sq. ft, PORCH: 168 sq. ft.

PATIO: 563-sq. ft, LOW CEILING: 60 sq. ft

ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS AN EXACT REPRESENTATION. THERE IS NO REPRESENTATION OR WARRANTY, AND COULD BE MET AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION, ALL REPRESENTATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT NEIGHBORHOODS.COM/CT



TOTAL: 1693 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1067 sq. ft, FLOOR 3: 626 sq. ft

EXCLUDED AREAS: BASEMENT: 470 sq. ft, STORAGE: 185 sq. ft, PORCH: 168 sq. ft

PATIO: 563 sq. ft, LOW CEILING: 60 sq. ft

ALL DIMENSIONS, FINISHES, AND OTHER INDICATORS CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A WARRANTY. EVERY ROOM SHOULD BE MEASURED PRIOR TO PURCHASE, AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION, ALL INFORMATION CONTAINED HEREIN, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT www.brightmls.com.



TOTAL: 1693 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1067 sq. ft, FLOOR 3: 626 sq. ft

EXCLUDED AREAS: BASEMENT: 470 sq. ft, STORAGE: 185 sq. ft, PORCH: 168 sq. ft

PATIO: 563 sq. ft, LOW CEILING: 60 sq. ft

DISCLAIMER: DIMENSIONS AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE RELIED UPON. BUYER SHALL VERIFY ALL DIMENSIONS AND OTHER INFORMATION BEFORE PURCHASE. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS FOUND AT www.brightmls.com.

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY 699 Front st, Liverpool, PA 17045**

2 **SELLER Tonya Magaro**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials TM

Date 9-24-24

SPD Page 1 of 11

Buyer's Initials _____ /

Date _____



44 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

51 Explain any "yes" answers in Section 1: _____
 52 _____

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) Occupancy

- 55 1. When was the Property most recently occupied? _____
 56 2. By how many people? _____
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? NEVER

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3		X		
A4				
B1	X			
B2				
B3				
B4				
C				

59 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

- 60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney

64 (C) When was the Property acquired? JUNE 2023

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 NONE

67 Explain Section 2 (if needed): _____
 68 _____

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

72 (B) Type. Is the Property part of a(n):

- 73 1. Condominium
 74 2. Homeowners association or planned community
 75 3. Cooperative
 76 4. Other type of association or community _____

77 (C) If "yes," how much are the fees? \$ _____, paid ([] Monthly)([] Quarterly)([] Yearly)

78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____

80 (E) If "yes," provide the following information:

- 81 1. Community Name _____
 82 2. Contact _____
 83 3. Mailing Address _____
 84 4. Telephone Number _____

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				X
D				X
E1				X
E2				X
E3				X
E4				X
F				X

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

92 (A) Installation

- 93 1. When was or were the roof or roofs installed? _____
 94 2. Do you have documentation (invoice, work order, warranty, etc.)? _____

95 (B) Repair

- 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) Issues

- 99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1			X	
A2				X
B1	X			
B2	X			
C1	X			
C2		X		
C3	X			

103 Seller's Initials jm Date 9-26-24 SPD Page 2 of 11 Buyer's Initials _____ / Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: ROOF LEAK REPAIRED OVER KITCHEN - 2023/2024

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? _____
- Does the Property have a sump pump? If "yes," how many? _____
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4			X	
B1	X			
B2	X			
B3			X	

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: WATER CAME IN BASEMENT STAIRS - BILCO DOOR INSTALLED TO KEEP RAIN OFF STEPS & NEW INTERIOR DOOR INSTALLED - 2024

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1		X		
B2		X		

(B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," indicate type(s) and location(s) _____
- If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2				
D3				
E		X		
F		X		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
<u>COMPLETE REMODEL 2023/2024 - SEE LISTING FOR DETAILS</u>			

Seller's Initials [Signature] / _____ Date 9-26-24 SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____

162 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

171 A sheet describing other additions and alterations is attached.

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

Yes	No	Unk	N/A
	X		

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
 181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
 183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*
 184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
 185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
 186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

197 (B) General

- 198 1. When was the water supply last tested? _____
 199 Test results: _____
- 200 2. Is the water system shared?
 201 If "yes," is there a written agreement? _____
- 202 4. Do you have a softener, filter or other conditioning system? _____
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: _____

206 (C) Bypass Valve (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) Well

- 210 1. Has your well ever run dry?
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
 214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1	X			
A2			X	
A3			X	
A4			X	
A5			X	
A6			X	
A7			X	
B1			X	
B2			X	
B3			X	
B4			X	
B5			X	
B6			X	
C1			X	
C2			X	
D1				X
D2				X
D3				X
D4				X
D5				X

216 Seller's Initials jm Date 9-26-24 SPD Page 4 of 11 Buyer's Initials _____ / Date _____

217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 **(E) Issues**

- 220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items?
 222 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		X		
E2		X		

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 224 _____
 225 _____

226 **10. SEWAGE SYSTEM**

227 **(A) General**

- 228 1. Is the Property served by a sewage system (public, private or community)?
 229 2. If "no," is it due to unavailability or permit limitations?
 230 3. When was the sewage system installed (or date of connection, if public)? _____
 231 4. Name of current service provider, if any: _____

	Yes	No	Unk	N/A
A1	X			
A2				X
A3				X
A4				X

232 **(B) Type Is your Property served by:**

- 233 1. Public
 234 2. Community (non-public)
 235 3. An individual on-lot sewage disposal system
 236 4. Other, explain: _____

	Yes	No	Unk	N/A
B1	X			
B2		X		
B3		X		
B4		X		

237 **(C) Individual On-lot Sewage Disposal System. (check all that apply):**

- 238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1				X
C2				X
C3				X
C4				X
C5				X
C6				X
C7				X
C8				X
C9				X
C10				X

248 **(D) Tanks and Service**

- 249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? _____
 254 6. When were the tanks last pumped and by whom? _____

	Yes	No	Unk	N/A
D1			X	
D2			X	
D3			X	
D4			X	
D5			X	
D6			X	

255 **(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic**

- 256 1. Are you aware of any abandoned septic systems or cesspools on the Property?
 257 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		X		
E2			X	

260 **(F) Sewage Pumps**

- 261 1. Are there any sewage pumps located on the Property?
 262 2. If "yes," where are they located? _____
 263 3. What type(s) of pump(s)? _____
 264 4. Are pump(s) in working order?
 265 5. Who is responsible for maintenance of sewage pumps? _____

	Yes	No	Unk	N/A
F1			X	
F2			X	
F3			X	
F4			X	
F5			X	

267 **(G) Issues**

- 268 1. How often is the on-lot sewage disposal system serviced? _____
 269 2. When was the on-lot sewage disposal system last serviced and by whom? _____
 270 _____
 271 3. Is any waste water piping not connected to the septic/sewer system?
 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

	Yes	No	Unk	N/A
G1				X
G2				X
G3				X
G4				X

274 Seller's Initials jm / _____ Date 9-26-24 SPD Page 5 of 11 Buyer's Initials _____ / _____ Date _____

275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 276 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**
 278 **forts, the name of the person or company who did the repairs and the date the work was done:**
 279 _____

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2			X	
A3			X	
A4	X			
A5			X	
A6	X			
A7			X	
B		X		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain:
 292 _____

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		X
A5		X		X
A6		X		
A7		X		
B1				
B2				
B3		X		
C		X		

304 (B) **System(s)**
 305 1. How many water heaters are there? ONE
 306 Tanks ONE Tankless _____
 307 2. When were they installed? 2024
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain:
 311 _____

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5				X
A6		X		
A7		X		
A8		X		
A9		X		X
B1		X		
B2		X		
B3	X			
B4		X		
B5		X		
B6		X		
B7		X		

325 (B) **System Type(s)** (check all that apply):
 326 1. Forced hot air
 327 2. Hot water
 328 3. Heat pump
 329 4. Electric baseboard
 330 5. Steam
 331 6. Radiant flooring
 332 7. Radiant ceiling

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390

- 8. Pellet stove(s)
How many and location? _____
- 9. Wood stove(s)
How many and location? _____
- 10. Coal stove(s)
How many and location? _____
- 11. Wall-mounted split system(s)
How many and location? _____
- 12. Other: _____
- 13. If multiple systems, provide locations _____

(C) Status

- 1. Are there any areas of the house that are not heated?
If "yes," explain: _____
- 2. How many heating zones are in the Property? _____
- 3. When was each heating system(s) or zone installed? 2024
- 4. When was the heating system(s) last serviced? _____
- 5. Is there an additional and/or backup heating system? If "yes," explain: _____
- 6. Is any part of the heating system subject to a lease, financing or other agreement?
If "yes," explain: _____

(D) Fireplaces and Chimneys

- 1. Are there any fireplaces? How many? _____
- 2. Are all fireplaces working? _____
- 3. Fireplace types (wood, gas, electric, etc.): _____
- 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
- 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? _____
- 6. How many chimneys? _____
- 7. When were they last cleaned? _____
- 8. Are the chimneys working? If "no," explain: _____

(E) Fuel Tanks

- 1. Are you aware of any heating fuel tank(s) on the Property? _____
- 2. Location(s), including underground tank(s): _____
- 3. If you do not own the tank(s), explain: _____

(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____

14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply):

- 1. Central air
 - a. How many air conditioning zones are in the Property? _____
 - b. When was each system or zone installed? 2024
 - c. When was each system last serviced? _____
- 2. Wall units
How many and the location? _____
- 3. Window units
How many? _____
- 4. Wall-mounted split units
How many and the location? _____
- 5. Other _____
- 6. None _____

(B) Are there any areas of the house that are not air conditioned?
If "yes," explain: _____

(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

	Yes	No	Unk	N/A
B8		X		
B9		X		X
B10		X		X
B11		X		X
B12		X		
B13				X
C1			X	
C2			X	
C3			X	
C4			X	
C5			X	
C6			X	
D1			X	
D2			X	
D3			X	
D4			X	
D5	X			
D6			X	
D7			X	
D8			X	
E1		X		
E2			X	
E3			X	
F		X		
A1	X			
1a			X	
1b				
1c			X	
A2		X		
A3		X		X
A4		X		X
A5		X		
A6		X		
B			X	
C				X

Seller's Initials jm / Date 9-24-24 SPD Page 7 of 11 Buyer's Initials _____ / Date _____

391 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

- 395 1. Does the electrical system have fuses?
 396 2. Does the electrical system have circuit breakers?
 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered?
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain:

401 (B) What is the system amperage? 200

402 (C) Are you aware of any knob and tube wiring in the Property?

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:
 404

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
3a				X
3b				X
B				
C		X		
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			X
Ceiling fans			X	Security alarm system			X
Deck(s)		X		Smoke detectors		X	
Dishwasher		X		Sprinkler automatic timer			X
Dryer		X		Stand-alone freezer			X
Electric animal fence			X	Storage shed			X
Electric garage door opener			X	Trash compactor			X
Garage transmitters			X	Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry		X		3.			
Microwave oven			X	4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

411 (C) Explain any "yes" answers in Section 16:
 412

413 **17. POOLS, SPAS AND HOT TUBS**

414 (A) Is there a swimming pool on the Property? If "yes,":

- 415 1. Above-ground or in-ground? _____
 416 2. Saltwater or chlorine? _____
 417 3. If heated, what is the heat source? _____
 418 4. Vinyl-lined, fiberglass or concrete-lined? _____
 419 5. What is the depth of the swimming pool? _____
 420 6. Are you aware of any problems with the swimming pool?
 421 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 422 lighting, pump, etc.)?

423 (B) Is there a spa or hot tub on the Property?

- 424 1. Are you aware of any problems with the spa or hot tub?
 425 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 426 cover, etc.)?

427 (C) Explain any problems in Section 17:
 428

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B				
B1				X
B2				X

429 Seller's Initials JN / Date 9.24.24 SPD Page 8 of 11 Buyer's Initials _____ / Date _____

450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 451 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A	X			
B		X		

454 (B) Are you aware of any problems with the windows or skylights?

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**
 456 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 457 **NO PROBLEMS - JUST NEW WINDOWS INSTALLED**

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?
- 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property?
- 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property?
- 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
- 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4			X	
A5		X		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-cpmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
- 475 2. Open Space Act - 16 P.S. §11941, et seq.
- 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- 477 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1			X	
B2			X	
B3			X	
B4			X	

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
 483 previous owner of the Property):

- 484 1. Timber
- 485 2. Coal
- 486 3. Oil
- 487 4. Natural gas
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

489 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 490 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 491 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 492 *to terms of those leases.*

493 **Explain any "yes" answers in Section 19:** _____

494 **20. FLOODING, DRAINAGE AND BOUNDARIES**

495 (A) Flooding/Drainage

- 496 1. Is any part of this Property located in a wetlands area?
- 497 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- 498 3. Do you maintain flood insurance on this Property?
- 499 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
- 500 5. Are you aware of any drainage or flooding mitigation on the Property?
- 501 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
 502 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 503 pipe or other feature?
- 504 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 505 storm water for the Property?

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4		X		
A5		X		
A6		X		
A7				X

506 Seller's Initials jm Date 9-26-24 SPD Page 9 of 11 Buyer's Initials _____ / Date _____

509 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-
 512 made storm water management features:
 513 _____

514 (B) Boundaries

- 515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
 516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?
 517 3. Can the Property be accessed from a private road or lane?
 518 a. If "yes," is there a written right of way, easement or maintenance agreement?
 519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?
 520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-
 521 nance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3			X	
3a			X	
3b			X	
B4		X		

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-
 523 ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine
 524 the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in
 525 the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 Explain any "yes" answers in Section 20(B): ACCESS OFF SOUTH FRONT ST.

528 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

529 (A) Mold and Indoor Air Quality (other than radon)

- 530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or
 532 mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2			X	

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air
 534 quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this
 535 issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box
 536 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 (B) Radon

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
 539 2. If "yes," provide test date and results _____
 540 3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2			X	
B3		X		

541 (C) Lead Paint

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
 545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on
 546 the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

547 (D) Tanks

- 548 1. Are you aware of any existing underground tanks?
 549 2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

550 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

551 If "yes," location: _____

	Yes	No	Unk	N/A
E			X	

552 (F) Other

- 553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)
 554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
 555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the
 556 Property?
 557 3. If "yes," have you received written notice regarding such concerns?
 558 4. Are you aware of testing on the Property for any other hazardous substances or environmental
 559 concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3		X		
F4		X		

560 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental
 561 issue(s): _____

562 22. MISCELLANEOUS

563 (A) Deeds, Restrictions and Title

- 564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?
 565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation
 566 associated with the Property?

	Yes	No	Unk	N/A
A1			X	
A2		X		

567 Seller's Initials jm / _____ Date 9-26-24 SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

(B) Financial

- Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
- Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

- Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
- Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

- Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

- After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22: _____

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Imya J Magaro _____ DATE 9.26.24
 SELLER _____ DATE _____
 SELLER _____ DATE _____
 SELLER _____ DATE _____
 SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 **PROPERTY** 699 S. Front St, Liverpool, PA 17045
2 **SELLER** Tonya Jean Magaro

3 **LEAD WARNING STATEMENT**
4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**
12 **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**
18 **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents): _____
21

22 **Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.**
23 Signed by: **SELLER** Tonya Jean Magaro **DATE** 12/12/2024
24 **SELLER** 49634A06C9AB457... **DATE** _____
25 **SELLER** **DATE** _____

26 **BUYER**
27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**
29 ___/___ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 ___/___ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 ___/___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 ___/___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**
38 **BUYER** _____ **DATE** _____
39 **BUYER** _____ **DATE** _____
40 **BUYER** _____ **DATE** _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
42 **Agent/Licensee** represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 **Seller Agent and Buyer Agent must both sign this form.**

46 **BROKER FOR SELLER (Company Name)** Beiler-Campbell Realtors
47 **LICENSEE** DocuSigned by: J. Meryl Stoltzfus **DATE** 12/16/2024
48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **DATE** _____



TP #120,017.03-038.000

This Deed,

MADE the 14th day of June in the year two thousand twenty-three (2023)

BETWEEN DANIEL BOYLE, unmarried, of Liverpool, Perry County, Pennsylvania,
Grantor

and

TONYA MAGARO of Newport, Perry County, Pennsylvania, Grantee

WITNESSETH, That in consideration of-----

_____, in hand paid, the receipt whereof is hereby
acknowledged, the said grantor does hereby grant and convey to the said grantee, her
heirs and assigns,

ALL that certain tract of land situate in Liverpool Borough, Perry County, Pennsylvania,
known and designated as 699 South Front Street, bounded on the North and East by lands
now or formerly of The Atlantic Refining Company, on the South by lands now or
formerly of John Deitzler, and on the West by South Front Street (formerly U.S. Routes
11 and 15), more particularly described in a survey by Dallas G. Clouser as follows:

BEGINNING at the Northwest corner of the subject tract, located on the centerline of
Market Street (actually South Front Street) and at a corner common with lands now or
formerly of The Atlantic Refining Company; thence along same South 59 degrees 30
minutes 58 seconds East a distance of 106.29 feet to an iron pin; thence along same South
31 degrees 53 minutes 1 second West a distance of 75.06 feet to an iron pin; thence along
lands now or formerly of John Deitzler, North 59 degrees 31 minutes 59 seconds West a
distance of 105.10 feet to a point in the centerline of Market Street (actually South Front
Street); thence along centerline North 30 degrees 59 minutes 1 second East a distance of
75.09 feet to the place of BEGINNING.

CONTAINING 0.182 of an acre, more or less, and having a two story frame dwelling
erected thereon.

CONTAINING 14,582 square feet.

BEING the same property conveyed to Daniel Boyle by deed of Citizens Bank, N.A.
F/K/A RBS Citizens, N.A., dated January 9, 2019 and recorded in Perry County
Instrument No. 201900627.

COPY

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN TONYA MAGARO of Newport, Perry County, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of _____ Dollars, to be paid as follows:

- \$15,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Liverpool Borough, Perry County, Pennsylvania, containing .18 of an acre, more or less, having thereon a dwelling with an address of 699 S. Front Street, Liverpool, Pennsylvania, and being Tax Parcel No. 120,017.03-038.000. Being described in deed recorded in Perry County Instrument No. 202303949.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is an existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer

shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

TONYA MAGARO

REAL ESTATE AUCTION

3 Bedroom Cape Cod on 0.95 Acre Lot

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #6

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #6: 7420 Spring Rd. New Bloomfield, PA 17068 Three bedroom, one bath Cape Cod on a 0.95 acre lot. Recently renovated. Detached garage for extra parking and storage. Conveniently located just 30 minutes from Harrisburg and Carlisle. 1 year home warranty included. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$2,254.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Live auction with online bidding available at: www.beiler-campbell.bidwrangler.com

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

Seller: Worthy Enterprises, Inc.



7420 Spring Road, Shermans Dale, PA, 17090
Pennsylvania, AC +/-



SELLER'S PROPERTY DISCLOSURE STATEMENT

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY 7420 Spring Rd, New Bloomfield, PA 17068**

2 **SELLER Worthy Enterprises Inc**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials MW / Date _____

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



44 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 45 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

46 **1. SELLER'S EXPERTISE**

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?

49 (B) Is Seller the landlord for the Property?

50 (C) Is Seller a real estate licensee?

51 **Explain any "yes" answers in Section 1:** _____
 52 _____

53 **2. OWNERSHIP/OCCUPANCY**

	Yes	No	Unk	N/A
A1				
A2				
A3		✓		
A4				
B1	✓			
B2				
B3				
B4				
C				

54 (A) **Occupancy**

55 1. When was the Property most recently occupied? August 2021

56 2. By how many people? 1

57 3. Was Seller the most recent occupant?

58 4. If "no," when did Seller most recently occupy the Property? _____

59 (B) **Role of Individual Completing This Disclosure. Is the individual completing this form:**

60 1. The owner

61 2. The executor or administrator

62 3. The trustee

63 4. An individual holding power of attorney

64 (C) When was the Property acquired? 2023

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 _____

67 **Explain Section 2 (if needed):** _____
 68 _____

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

72 (B) **Type.** Is the Property part of a(n):

73 1. Condominium

74 2. Homeowners association or planned community

75 3. Cooperative

76 4. Other type of association or community _____

77 (C) If "yes," how much are the fees? \$ _____, paid ([] Monthly)([] Quarterly)([] Yearly)

78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____

80 (E) If "yes," provide the following information:

81 1. Community Name _____

82 2. Contact _____

83 3. Mailing Address _____

84 4. Telephone Number _____

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4		✓		
C				✓
D				✓
E1				✓
E2				✓
E3				✓
E4				✓
F				✓

86 *Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration*
 87 *(other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,*
 88 *cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition*
 89 *to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-*
 90 *tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

91 **4. ROOFS AND ATTIC**

92 (A) **Installation**

93 1. When was or were the roof or roofs installed? 2024

94 2. Do you have documentation (invoice, work order, warranty, etc.)? _____

95 (B) **Repair**

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) **Issues**

99 1. Has the roof or roofs ever leaked during your ownership?

100 2. Have there been any other leaks or moisture problems in the attic?

101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1				
A2		✓		
B1	✓			
B2		✓		
C1		✓		
C2		✓		
C3		✓		

103 Seller's Initials MN / _____ Date _____ SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

104 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 105 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 **Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 107 **the name of the person or company who did the repairs and the date they were done:** _____
 108

109 **5. BASEMENTS AND CRAWL SPACES**

110 **(A) Sump Pump**

- 111 1. Does the Property have a sump pit? If "yes," how many? 1 A1
- 112 2. Does the Property have a sump pump? If "yes," how many? 1 A2
- 113 3. If it has a sump pump, has it ever run? A3
- 114 4. If it has a sump pump, is the sump pump in working order? A4

	Yes	No	Unk	N/A
A1	✓			
A2	✓			
A3	✓			
A4	✓			
B1	✓			
B2		✓		
B3		✓		

115 **(B) Water Infiltration**

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space? B1
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space? B2
- 120 3. Are the downspouts or gutters connected to a public sewer system? B3

121 **Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 122 **the name of the person or company who did the repairs and the date they were done:** Some water infiltration during heavy downpours
 123 Sump pump takes care of removing the water
 124

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 **(A) Status**

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property? A1
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
B1		✓		
B2		✓		

130 **(B) Treatment**

- 131 1. Is the Property currently under contract by a licensed pest control company? B1
- 132 2. Are you aware of any termite/pest control reports or treatments for the Property? B2

133 **Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:** _____
 134 _____
 135

136 **7. STRUCTURAL ITEMS**

- 137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 138 foundations, or other structural components? A
- 139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 140 the Property? B
- 141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 142 roof(s), basement or crawl space(s)? C
- 143 **(D) Stucco and Exterior Synthetic Finishing Systems**
- 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? D1
- 146 2. If "yes," indicate type(s) and location(s) _____ D2
- 147 3. If "yes," provide date(s) installed _____ D3
- 148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? E
- 149 (F) Are you aware of any defects (including stains) in flooring or floor coverings? F

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		
D1			✓	
D2				✓
D3				✓
E		✓		
F		✓		

150 **Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 151 **the name of the person or company who did the repairs and the date the work was done:** _____
 152

153 **8. ADDITIONS/ALTERATIONS**

- 154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
 155 Property during your ownership? Itemize and date all additions/alterations below. A

	Yes	No	Unk	N/A
A	✓			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
156 New Roof, Windows, Flooring, Gutters, Soffit	157 2024		
158 Remodeled Bathroom	159 2024		

161 **Seller's Initials** MW **Date** _____ **SPD Page 3 of 11** **Buyer's Initials** _____ / **Date** _____

162 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 163 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
167 New light fixtures	2024		
168 New Flooring	2024		
169			
170			
171			
172			

173 **A sheet describing other additions and alterations is attached.**

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

Yes	No	Unk	N/A
	✓		

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
 181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
 183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*
 184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
 185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
 186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

	Yes	No	Unk	N/A
A1			✓	
A2	✓			
A3			✓	
A4			✓	
A5			✓	
A6			✓	
A7			✓	

197 (B) General

- 198 1. When was the water supply last tested? _____
 199 Test results: _____
- 200 2. Is the water system shared?
 201 If "yes," is there a written agreement? _____
- 202 4. Do you have a softener, filter or other conditioning system? _____
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: _____

B1			✓	
B2			✓	
B3			✓	
B4			✓	
B5			✓	
B6	✓			

206 (C) Bypass Valve (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve? _____
- 208 2. If "yes," is the bypass valve working? _____

C1			✓	
C2			✓	

209 (D) Well

- 210 1. Has your well ever run dry? _____
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
 214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped? _____

D1			✓	
D2			✓	
D3			✓	
D4			✓	
D5			✓	

216 Seller's Initials MW / _____ Date _____ SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____

217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 218 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

	(E) Issues	Yes	No	Unk	N/A
219	1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?		✓		
220					
221	2. Have you ever had a problem with your water supply?		✓		
222					

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:**
 224 _____
 225 _____

226 **10. SEWAGE SYSTEM**

	(A) General	Yes	No	Unk	N/A
227	1. Is the Property served by a sewage system (public, private or community)?	✓			
228	2. If "no," is it due to unavailability or permit limitations?				✓
229	3. When was the sewage system installed (or date of connection, if public)? _____			✓	
230	4. Name of current service provider, if any: _____				✓

	(B) Type Is your Property served by:	Yes	No	Unk	N/A
231	1. Public				
232	2. Community (non-public)				
233	3. An individual on-lot sewage disposal system	✓			
234	4. Other, explain: _____				

	(C) Individual On-lot Sewage Disposal System. (check all that apply):	Yes	No	Unk	N/A
235	1. Is your sewage system within 100 feet of a well?	✓			
236	2. Is your sewage system subject to a ten-acre permit exemption?			✓	
237	3. Does your sewage system include a holding tank?			✓	
238	4. Does your sewage system include a septic tank?			✓	
239	5. Does your sewage system include a drainfield?			✓	
240	6. Does your sewage system include a sandmound?			✓	
241	7. Does your sewage system include a cesspool?			✓	
242	8. Is your sewage system shared?			✓	
243	9. Is your sewage system any other type? Explain: _____			✓	
244	10. Is your sewage system supported by a backup or alternate system?			✓	

	(D) Tanks and Service	Yes	No	Unk	N/A
245	1. Are there any metal/steel septic tanks on the Property?			✓	
246	2. Are there any cement/concrete septic tanks on the Property?			✓	
247	3. Are there any fiberglass septic tanks on the Property?			✓	
248	4. Are there any other types of septic tanks on the Property? Explain _____			✓	
249	5. Where are the septic tanks located? <u>Beside house</u>				
250	6. When were the tanks last pumped and by whom? <u>2024 Advanced Soptic</u>				

	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic	Yes	No	Unk	N/A
251	1. Are you aware of any abandoned septic systems or cesspools on the Property?		✓		
252	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?				✓

	(F) Sewage Pumps	Yes	No	Unk	N/A
253	1. Are there any sewage pumps located on the Property?			✓	
254	2. If "yes," where are they located? _____			✓	
255	3. What type(s) of pump(s)? _____			✓	
256	4. Are pump(s) in working order?			✓	
257	5. Who is responsible for maintenance of sewage pumps? _____			✓	

	(G) Issues	Yes	No	Unk	N/A
258	1. How often is the on-lot sewage disposal system serviced? _____			✓	
259	2. When was the on-lot sewage disposal system last serviced and by whom? _____			✓	
260	3. Is any waste water piping not connected to the septic/sewer system?			✓	
261	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?		✓		

275 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 Initial forts, the name of the person or company who did the repairs and the date the work was done: Septic and well
 279 MW are on opposite sides of house, and were measured to be
 280 a approx. 40' apart.

280 11. PLUMBING SYSTEM

281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1			✓	
A2			✓	
A3			✓	
A4			✓	
A5			✓	
A6			✓	
A7			✓	
B		✓		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: _____

293 12. DOMESTIC WATER HEATING

294 (A) Type(s). Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	✓			
A2				
A3				
A4				
A5				
A6				
A7				
B1				
B2			✓	
B3			✓	
C		✓		

304 (B) System(s)

- 305 1. How many water heaters are there? 1
- 306 Tanks 1 Tankless _____
- 307 2. When were they installed? _____
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?
- 309 (C) Are you aware of any problems with any water heater or related equipment?
- 310 If "yes," explain: _____
- 311

312 13. HEATING SYSTEM

313 (A) Fuel Type(s). Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1	✓			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
B1				
B2				
B3				
B4	✓			
B5				
B6				
B7				

325 (B) System Type(s) (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 335 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

		Yes	No	Unk	N/A
336	8. Pellet stove(s)				
337	How many and location? _____				
338	9. Wood stove(s)				
339	How many and location? _____				
340	10. Coal stove(s)				
341	How many and location? _____				
342	11. Wall-mounted split system(s)				
343	How many and location? _____				
344	12. Other: _____				
345	13. If multiple systems, provide locations _____				
346	_____				
347	(C) Status				
348	1. Are there any areas of the house that are not heated?			✓	
349	If "yes," explain: _____				
350	2. How many heating zones are in the Property? _____			✓	
351	3. When was each heating system(s) or zone installed? _____			✓	
352	4. When was the heating system(s) last serviced? _____			✓	
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				
354	_____				
355	6. Is any part of the heating system subject to a lease, financing or other agreement?			✓	
356	If "yes," explain: _____				
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many? _____		✓		
359	2. Are all fireplaces working?				✓
360	3. Fireplace types (wood, gas, electric, etc.): _____				✓
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				✓
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	✓			
363	6. How many chimneys? 1				
364	7. When were they last cleaned? _____			✓	
365	8. Are the chimneys working? If "no," explain: _____			✓	
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?		✓		
368	2. Location(s), including underground tank(s): _____			✓	
369	3. If you do not own the tank(s), explain: _____			✓	
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"		✓		
371	explain: _____				
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air		✓		
375	a. How many air conditioning zones are in the Property? _____				✓
376	b. When was each system or zone installed? _____				✓
377	c. When was each system last serviced? _____				✓
378	2. Wall units				
379	How many and the location? _____				✓
380	3. Window units				
381	How many? _____				✓
382	4. Wall-mounted split units				
383	How many and the location? _____				✓
384	5. Other _____			✓	
385	6. None	✓			
386	(B) Are there any areas of the house that are not air conditioned?	✓			
387	If "yes," explain: No A/C				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		✓		
389	_____				

390 Seller's Initials MW / _____ Date _____ SPD Page 7 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
 - a. If "yes," is it entirely or partially solar powered? _____
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

- (B) What is the system amperage? 200
- (C) Are you aware of any knob and tube wiring in the Property? _____
- (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1			✓	
A2	✓			
A3		✓		
3a				✓
3b				✓
B				
C		✓		
D		✓		

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

(C) Explain any "yes" answers in Section 16: _____

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,":

1. Above-ground or in-ground? _____
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool? _____
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)? _____

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub? _____
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)? _____

(C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A		✓		
A1				✓
A2				✓
A3				✓
A4				✓
A5				✓
A6				✓
A7				✓
B		✓		
B1				✓
B2				✓

450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 451 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property? A
- 454 (B) Are you aware of any problems with the windows or skylights? B

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**
 456 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** Updated to newer windows
 457

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property? A1
- 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property? A2
- 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property? A3
- 465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4
- 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property? A5

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1
- 475 2. Open Space Act - 16 P.S. §11941, et seq. B2
- 476 3. Agricultural Area Security Law - 3 P.S. §901. et seq. (Development Rights) B3
- 477 4. Any other law/program: B4

Yes	No	Unk	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
 483 previous owner of the Property):

- 484 1. Timber C1
- 485 2. Coal C2
- 486 3. Oil C3
- 487 4. Natural gas C4
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 493 *to terms of those leases.*

494 **Explain any "yes" answers in Section 19:** Filled in a small pond that was on property
 495

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area? A1
- 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2
- 500 3. Do you maintain flood insurance on this Property? A3
- 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4
- 502 5. Are you aware of any drainage or flooding mitigation on the Property? A5
- 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or perman-
 504 ently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 505 pipe or other feature? A6
- 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property? A7

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

508 **Seller's Initials** MJ / **Date** _____ **SPD Page 9 of 11** **Buyer's Initials** _____ / **Date** _____

509 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
510 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
512 **made storm water management features:** _____
513

514 (B) **Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
517 3. Can the Property be accessed from a private road or lane?	B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
518 a. If "yes," is there a written right of way, easement or maintenance agreement?	3a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** _____
527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 (A) **Mold and Indoor Air Quality (other than radon)**

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?	A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 (B) **Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
539 2. If "yes," provide test date and results _____	B2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
540 3. Are you aware of any radon removal system on the Property?	B3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

541 (C) **Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

543 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
544 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

547 (D) **Tanks**

548 1. Are you aware of any existing underground tanks?	D1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
549 2. Are you aware of any underground tanks that have been removed or filled?	D2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

550 (E) **Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?
551 If "yes," location: _____

E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

552 (F) **Other**

553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
554 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	F2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
555 3. If "yes," have you received written notice regarding such concerns?	F3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
556 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?	F4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):** _____
561

562 **22. MISCELLANEOUS**

563 (A) **Deeds, Restrictions and Title**

564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?	A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

567 Seller's Initials MW / _____ Date _____ SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

508
509
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3		✓		
C1		✓		
C2		✓		
D1		✓		

(B) Financial

- Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
- Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

- Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
- Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

- Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

- After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22: _____

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Mike Worthy Worthy Enterprises Inc DATE 8/19/2024

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 **PROPERTY** 7420 Spring Rd, New Bloomfield, PA 17068
2 **SELLER** Worthy Enterprises, Inc.

3 **LEAD WARNING STATEMENT**
4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**
12 **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

17 **SELLER'S RECORDS/REPORTS**
18 **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents): _____

22 **Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.**
23 **SELLER** Worthy Enterprises, Inc. **Worthy Enterprises, Inc.** **DATE** 12/12/2024
24 **SELLER** 7D305F1AC39E4C3... **DATE** _____
25 **SELLER** **DATE** _____

26 **BUYER**
27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**
29 ___/___ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 ___/___ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 ___/___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 ___/___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**
38 **BUYER** _____ **DATE** _____
39 **BUYER** _____ **DATE** _____
40 **BUYER** _____ **DATE** _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
42 **Agent/Licensee** represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 **Seller Agent and Buyer Agent must both sign this form.**

46 **BROKER FOR SELLER (Company Name)** Beiler-Campbell Realtors
47 **LICENSEE** J. Meryl Stoltzfus **J. Meryl Stoltzfus** **DATE** 12/16/2024

48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **DATE** _____



Prepared by:
Law Offices of Peter J. Russo, P.C.
245 Grandview Avenue, Suite 102
Camp Hill, PA 17011

FIDUCIARY DEED

TAX PARCEL NO. 040,115.00-007.000
7420 Spring Road, Carroll Twp, Perry County, Pennsylvania

THIS INDENTURE, made the 9th day of November, 2023.

BETWEEN KIMBERLY ANN GREENE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF KEITH D. KOHLER AND KEITH ANTHONY KOHLER, INDIVIDUALLY, hereinafter called Party of the First Part, or GRANTOR,

AND
WORTHY ENTERPRISES, INC. a corporation organized and operating under the laws of the Commonwealth of Pennsylvania, having its principal office in the County of Perry, in said Commonwealth, hereinafter called Party of the Second Part, or GRANTEE

WHEREAS, Keith D. Kohler, has since departed this life on 8/16/2021, testate and whereupon Letters of Testamentary were granted to Kimberly Ann Greene on May 5, 2023 by virtue of a petition for Grant of Letters duly filed and probated to No. 5022-0209 in the Office of the Register of Wills of Perry County.

WHEREAS, the specific devises join in this deed pursuant to 20 PA.C.S.A. Section 3351;

WITNESSETH that the said Party of the First Part, for and in consideration of the sum of lawful money of the United States of America, well and truly paid by the said Party 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, have granted, bargained, sold, alienated, enfeoffed, released, conveyed and confirmed and by these present does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said Party of the Second Part, his heirs and assigns.

ALL THAT CERTAIN tract of land situated in Carroll Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in LR 40 at corner of other lands now or formerly of Edward C. Michael; thence along LR 40 South 11 degrees 00 minutes 43 seconds East, a distance of 121.45 feet to a nail; thence along same South 4 degrees 30 minutes 43 seconds East, a distance of 74.25 feet to a nail; thence along other lands now or formerly of Edward C. Michael South 76 degrees 59 minutes 17 seconds West, a distance of 228.58 feet to an iron pipe; thence along same North 25 degrees 17 minutes 57 seconds West, a distance of 132 feet to an iron pipe; thence along same North 63 degrees 22 minutes 35 seconds East, a distance of 279.74 feet to the place of **BEGINNING**.

CONTAINING 41, 232 square feet.

BEING Lot No. 2 on Plan of Lots recorded in Perry County Plan Book 17, Page 20.

HAVING THEREON ERECTED a one and one-half story frame dwelling house and other outbuildings.

TOGETHER with water rights more particularly described in Perry County Deed Book 191, Page 254.

AND BEING the same premises which The Estate of Alice L. Kohler, deceased, by Marlin E. Kohler and Keith D. Kohler, co-executors of the estate, by Deed dated 02/17/2010 and recorded 02/17/2010 in the Office of the Recorder of Deeds in and for the County of Perry in Record Instrument Number 201001208, granted and conveyed unto Keith D. Kohler

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Party of the Second Part, ^{its successors} ~~has heirs~~ and assigns, to and for the only proper use and behoof of the said Party of the Second Part, ^{its successors} ~~his heirs~~ and assigns, forever.

AND THE SAID Party of the First Part, for their selves, their heirs, executors and administrators, do by these presents, covenant, grant and agree to and with the said Party of the Second Part, their heirs and assigns, that they, the said Party of the First Part, his heirs all singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be, with appurtances, unto the said Party of the Second Part, ^{his heirs and assigns} ~~his heirs and assigns~~, against the said Party of the First Part and their heirs and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under them, then or any of them, shall and will, by these presents, SPECIALLY WARRANT AND DEFEND.

THE REMAINDER OF THIS PAGE IS INENTIONALLY LEFT BLANK

COPY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PERRY

ON THIS 21st DAY OF MARCH 19 80 BEFORE
ME A NOTARY PUBLIC, Edward C. Michael DID
PERSONALLY APPEAR AND ACKNOWLEDGED THIS
PLAN TO BE HIS ACT AND DEED AND DESIRES
THE SAME TO BE RECORDED AS SUCH.

MY COMMISSION EXPIRES Reedy & Sand NOTARY PUBLIC
ON APRIL 19 80

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED
HAS LEGAL OR EQUITABLE TITLE TO THE LAND
SHOWN HEREON.

ALL STREETS SHOWN HEREON IF NOT PREVIOUSLY
DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.
Edward C. Michael OWNER

REVIEWED THIS 16 DAY OF April 19 80 BY
THE PERRY COUNTY PLANNING COMMISSION:
Chairman SECRETARY Robert J. ...

RECORDED IN PLAN BOOK 17 PAGE 20
THIS 17th DAY OF April 19 80.
W. C. ... RECORDER

REVIEWED THIS 19 DAY OF April 19 80 BY
TOWNSHIP ENGINEER
...

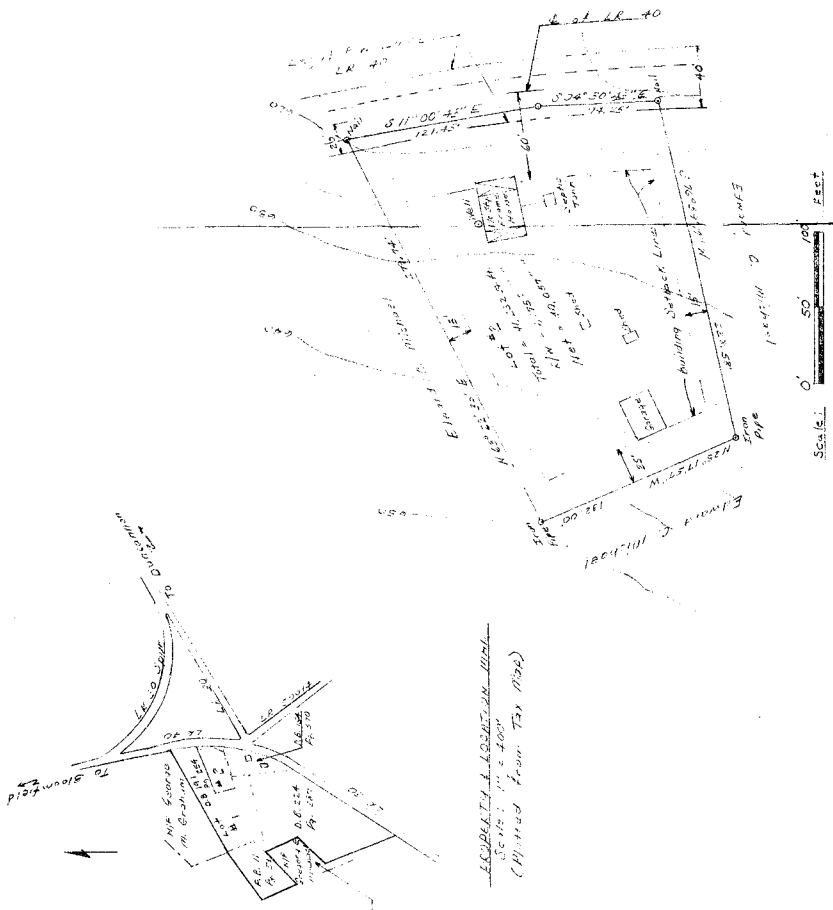
REVIEWED THIS 16th DAY OF April 19 80 BY
TOWNSHIP SUPERVISORS
Walter W. ...

REVIEWED THIS 9 DAY OF April 19 80 BY
TOWNSHIP PLANNING COMMISSION
...

This plan conforms to Act 537
Pennsylvania Sewage Facilities Act.
as amended

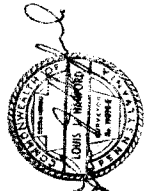
Edward C. Michael SE 427
3/21/80

Scale: 1" = 50'	OWNER: EDWARD C. MICHAEL
Date: 3-21-80	ADDRESS: R. D. 2 NEW BLOOMFIELD, PA.
Drawn By: J. T. L.	PHONE: 572-2084
Checked By: J. J. H.	LAND USE: RESIDENTIAL
Sheet No. 1 of 1	TOTAL ACRES: 41,222 sq. ft.
	DEED REFERENCE: D.B. 191 Pg. 254
	LOUIS J. HARFORD SURVEYOR 13 N. Carlisle St., New Bloomfield, Penna.



SEDIMENT AND EROSION CONTROL INFORMATION

- Soil Type: W4 Existing Solum
- Recommendations:
- Exposed Soils are to be Seeded and Mulched as soon as possible after exposure to minimize Erosion
 - During construction, Top Soil should be placed on the High Side of the exposed area to divert the run-off around the exposed area and on the Low Side to provide a Catch-Basin to keep eroded Soils on the Lot.
- No Public Water or Sewage Facilities are available to service these Lots.
Contour Interval 5 feet taken from Pennsylvania U.S.G.S. Topographic Map — Newport Quad.



Certified Correct

BK - 17 , PG - 20

Article of Agreement,

MADE THE 18th day of January in the year two thousand twenty-five (2025)

BETWEEN WORTHY ENTERPRISES, INC, a Corporation existing under the laws of Pennsylvania, of Newport, Perry County, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of _____ Dollars, to be paid as follows:

- \$10,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before March 19, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Carroll Township, Perry County, Pennsylvania, containing .95 of an acre, more or less, having thereon a dwelling with an address of 7420 Spring Road, New Bloomfield, Pennsylvania, and being Tax Parcel No. 040,115.00-007.000. Being described in deed recorded in Perry County Instrument No. 202307419.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer agrees to accept title subject to enrollment in the Clean and Green Program.

- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

WORTHY ENTERPRISES, INC.

By: MICHAEL L. WORTHY

