

THIS DEED

Made this 30th day of March, year of two thousand and twenty-one (2021):

BETWEEN

Q LTD, LLC, a Pennsylvania Limited Liability Company, by **DAVID C. RAKER**, as Agent under a Power of Attorney dated December 4, 2017 recorded December 6, 2017 in Lycoming County Record Book 9149, Page 828, with its principal place of business in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, Party of the First Part, hereinafter referred to as "GRANTOR"

AND

KENNETH J. KEYTE and CHRISTIA L. KEYTE, husband and wife of the City of North Brunswick, County of Middlesex, State of New Jersey, Party of the Second Part, hereinafter referred to as "GRANTEES"

Witnesseth that in consideration of the sum of Sixty Four Thousand and 00/100 (\$64,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns,

ALL those certain pieces, parcels or lots of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lots Nos. 11, 12, 17 and the western portion of Lot No. 18, Block No. 7 on the Plan of Grampian Hills, and being more particularly described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated August 23, 1986, as follows:

BEGINNING at the intersection of the northern line of Selkirk Road, the southwestern corner of Lot No. 17 and the eastern line of a twenty-five (25) foot

3/21/18

4/26/18

right-of-way; thence from the said place of beginning and along the eastern line of said twenty-five (25) foot right-of-way, north ten (10) degrees zero (00) minutes east, two hundred eighteen and zero hundredths (218.00) feet to an iron pin on the southern line of South Hillcrest; thence along the southern line of said South Hillcrest, by the two (2) following courses and distances: 1) By a curve to the left, having a radius of sixty and zero hundredths (60.00) feet, an arc distance of fifty and sixty-seven hundredths (50.67) feet to an iron pin; 2) North eighty-four (84) degrees, four (04) minutes east, two hundred thirty-three and sixty-five hundredths (233.65) feet to an existing angle iron; thence along the western line of Lot No. 13 and the eastern portion of Lot No. 18, south eight (08) degrees, forty-five (45) minutes west, two hundred fifty-seven and fifty hundredths (257.50) feet to an existing iron pin on the northern line of the aforesaid Selkirk Road; thence along the northern line of Selkirk Road, by the two (2) following courses and distances: 1) North eighty-seven (87) degrees, three (03) minutes west, seventy and zero hundredths (70.00) feet to an existing angle iron; 2) North eighty-two (82) degrees, twenty (20) minutes west, two hundred ten and zero hundredths (210.00) feet to the place of beginning. Containing 1.466 acres.

UNDER AND SUBJECT to the conditions, restrictions, covenants, etc., as set forth in Record Book Volume 2083, page 38.

BEING the same premises granted and conveyed unto Q LTD, LLC by Deed of David J. Hertwig and Aimee D. Hertwig (formerly known as Aimee D. Lindsey), husband and wife, dated August 4, 2020 and recorded August 14, 2020 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 9222, Page 1100.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 75-017-100.F in the Office of the Lycoming County Tax Assessor

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

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

Sealed and delivered in the presence of:

Q LTD, LLC

By David C. Raker, Agent

David C. Raker, Agent

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:
1588 McKinley Ave
North Brunswick, NJ 08902



Attorney or Agent for Grantees

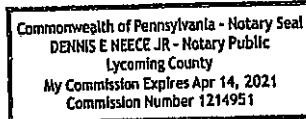
202100004260
Filed for Record in
LYCONING COUNTY PA
DAVID A. HUFFMAN
04-01-2021 At 11:33 am.
DEED 78.75
STATE TAX 640.00
LOCAL TAX 640.00
OR book 9244 Page 1243 - 1246

Commonwealth of Pennsylvania :

County of Lycoming :SS :

On this the 30th day of March, 2021, before me a notary public the undersigned Officer, personally appeared David C. Raker, Agent for Q LTD, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purpose contained.

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



[Signature]
Notary Public
My Commission Expires

Commonwealth of Pennsylvania :

County of Lycoming :SS :

RECORDED on this 1 day of April, A.D. 2021,
in the Recorder's Office of the said County, in Record Book, No. 9244 Page
1243 given under my hand and the seal of the said office, the day and year
aforesaid.

David A. Huffman
Recorder