

# This Indenture Made the

*Twenty Fifth day of April* in the year of our Lord one thousand nine hundred sixty-two.

Between JAY E. KETNER and ERMA C. HEFFNER, Administrators of the Estate of FLORENCE I. KETNER, late of the Township of Washington, County of Schuylkill and State of Pennsylvania, deceased, Grantors,

A N D

PAUL A. BERGER and CATHERINE E. BERGER, his wife, as tenants by the entirety and PAUL W. BERGER and DORIS ANN BERGER, his wife, as tenants by the entirety and the tenancies by the entirety shall be held together as joint tenants with the right of survivorship and not as tenants in common, all of the Township of Washington, County of Schuylkill and State of Pennsylvania, Grantees,

Whereas, Florence I. Ketner was in her lifetime and at the time of her decease the owner in fee of a certain farm hereinafter described located in Washington Township, Schuylkill County, Pennsylvania, and

WHEREAS, Florence I. Ketner died intestate February 10, 1962, and

WHEREAS, Jay E. Ketner and Erma C. Heffner duly qualified as administrators of the said estate on February 26, 1962, and

WHEREAS, the said described real estate was exposed at public sale on April 7, 1962 and sold to the Grantees herein, they being the best and highest bidders.

NOW THEREFORE, the authority granted its personal representatives by the Fiduciary Act of 1949, P. L. 512, Section 541, this conveyance is made.



Now this Indenture witnesseth, That the said Grantors

for and in consideration of

the sum of Nine Thousand (\$9,000.00) Dollars

lawful money of the United States, to them well and truly paid by the said Grantees

at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold, aliened, released, and confirmed and by these presents,

do

grant, bargain, sell, alien, release and confirm unto the said Grantees, their heirs, and assigns,

ALL THAT CERTAIN tract or piece of land situate in the Township of Washington, County of Schuylkill and State of Pennsylvania, bounded and described as follows to wit: Commencing at a post in land of Jonathan Kemmerling Estate and Strause and Phillips, North seventeen and one-half degrees West nine and three-tenths perches to a Pine Tree; thence North along land of Strause and Phillips twenty degrees West forty and two-tenths perches to an apple tree; thence North along land of Charles Fisher, now Monroe Felty, fourteen and one-half degrees West thirty-six perches to the middle of the Public Road leading from Friedensburg to Pine Grove, Pa.; thence along land of Charles Fisher, now Monroe Felty, North seventeen and one-half degrees West eighty-four perches to a stone; thence North eighty degrees East forty-three and six-tenths perches to a stone; thence North seventeen and one-half degrees West nineteen and eight tenths perches to a stone; thence North eighty-four degrees East twenty-two and six-tenths perches to a stone and land now or late of John M. Fenstermacher; thence South along land now or late of John M. Fenstermacher, South seventeen and one-half degrees East one hundred and eighty-nine perches to a stone; thence South along land of Jonathan Kemmerling Estate South seventy-three degrees West twenty-one perches to a Chestnut Oak; thence North seven degrees West three perches to a stone; thence South along land of Jonathan Kemmerling Estate South eighty-one degrees West forty-four and nine tenths perches and the place of beginning. Containing seventy acres, more or less. Having thereon erected a 2½ story frame dwelling house, barn and other out-buildings.

EXCEPTING, however, out of the above described premises the following lot or piece of ground, which is to remain the property of Walter M. Stump and Minerva E. Stump, his wife, their heirs and assigns:

ALL THAT CERTAIN lot or piece of ground situated in the Township of Washington, County of Schuylkill and State of Pennsylvania, bounded and described as follows:- Beginning at a stone on the South side of State Highway Number 443 leading from Pine Grove to Friedensburg on the line between land of Monroe Felty and land of Walter M. Stump (hereby excepted); thence along said line in a general Southerly direction two hundred thirty feet, more or less, to a stone; thence by other land of Walter M. Stump (hereby conveyed

to Clarence Y. Ketner) Eastwardly and parallel with State Highway Route 443 three hundred fifty feet, more or less, to a stone; thence also by land of Walter M. Stump (hereby conveyed to Clarence Y. Ketner) Northwardly and parallel with the first line of this description two hundred thirty feet, more or less, to a stone on the South side of said State Highway; thence Westwardly along the South side of said State Highway three hundred fifty feet to the place of beginning. Having thereon erected a brick dwelling house and other out-buildings.

AND ALSO EXCEPTING, however, out of the above described seventy acre tract, a parcel of ground containing four and one-half acres, more or less, heretofore conveyed to Arthur C. Hasler, by Deed dated March 21, 1919 and recorded in the Office of the Recorder of Deeds in and for Schuylkill County on March 21, 1919 in Deed Book No. 426, page 72.

ALSO EXCEPTING and RESERVING therefrom a lot 92 feet wide and five hundred three feet and three inches deep conveyed to Walter M. Stump et ux by deed dated October 11, 1955 and recorded in Deed Book No. 905, page 552.

ALSO EXCEPTING and RESERVING a parcel consisting of five (5) acres, more or less, conveyed to Donald M. Ravina by Deed dated September 15, 1951 and recorded in Deed Book No. 825, page 227.

BEING the same premises, but for the exceptions herein quoted which Walter M. Stump and Minerva E. Stump, his wife, by deed dated September 15, 1945, and recorded in the Office of the Recorder of Deeds of Schuylkill County in Deed Book No. 670, page 140, granted and conveyed unto Clarence Y. Ketner and Florence I. Ketner, his wife. The said Clarence Y. Ketner died January 2, 1962 and title hereto vested in the decedent herein named by operation of law.

ALSO EXCEPTING and RESERVING a parcel of land conveyed to Paul I. Faust by deed dated May 22, 1961 and recorded in Deed Book No. 1021, page 238.

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**Together** with all and singular

ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever,

in law, equity, or otherwise howsoever, of, to, to, or out of the same;

**To have and to hold** the said

hereditaments and premises hereby granted and released, or mentioned and intended to be, with the appurtenances, unto the said

Grantees, their heirs. and assigns, to and for the only proper use and behoof of the said

Grantees, their heirs

and assigns forever.

Paul A. Berger and Catherine E. Berger, his wife, as tenants by the entirety and Paul W. Berger and Doris Ann Berger, his wife, as tenants by the entirety and the tenancies by the entirety shall be held together as joint tenants with the right of survivorship and not as tenants in common.

**And** the said Jay E. Ketner and Erma C. Heffner, Administrators as aforesaid, do

severant, promise and agree, to and with the said

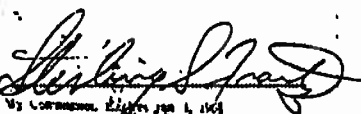
Grantees, their heirs  
that they the said Jay E. Ketner and Erma C. Heffner

and assigns,

have not done, 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 incumbered, in title, charge, estate, or otherwise howsoever.

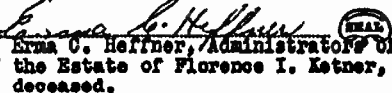
In Witness Whereof the said Grantors to these presents have

hereunto set their hands and seals the day and year first above written.

  
By Erma C. Heffner, August 1, 1963

  
Jay E. Ketner



  
Erma C. Heffner, Administrator of  
the Estate of Florence I. Ketner,  
deceased.



~~Revised for the State of Pennsylvania, 1962~~

State of Pennsylvania

County of Schuylkill

} ss.

On this, the 25 day of APRIL, 1962, before me,

a Notary Public, the undersigned officer, personally appeared Jay E. Ketner, and Emma C. Heffner, Administrators of the Estate of Florence I. Ketner, deceased, of the State Pennsylvania

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

is RD #2, Pine Grove, Pa.

On behalf of the Grantee

*Stephen J. Smith*  
Title of Officer

Richard A. Adams, Atty.



JAY E. KETNER and  
EMMA C. HEFFNER, Administrators  
of the Estate of FLORENCE I.  
KETNER, deceased.

TO

PAUL A. BERGER and  
CATHERINE E. BERGER, his wife,  
as tenants by the entireties and  
PAUL W. BERGER and  
DORIS ANN BERGER, his wife,  
as tenants by the entireties and  
the tenancies by the entireties  
shall be held together as joint  
tenants with the right of sur-  
vivorship and not as tenants  
in common.

Premises: Washington Township  
Schuylkill County, Pa.

NO. 44911-152  
ENTERED FOR RECORD  
APR 30 10 35 AM '62  
RECORDER OF DEEDS  
SCHUYLKILL COUNTY, PA.

Recorded in the Office for recording of deeds in and for

Schuylkill County in Deed Book

No.

1034

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Witness my hand and seal of Office this

30th

day of April, Anno Domini 1962

*Joseph H. Kuchinsky*  
Recorder

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