

2005-02230

ALL THAT CERTAIN piece or parcel of land situate in Bald Eagle Township, Clinton County, Pennsylvania, being known as Lot No. 8 of Phase I of the Scootac Run Subdivision more particularly described according to a survey by Shope Surveying Company dated May 14, 1996 and revised June 11, 1996, and recorded in Clinton County Map Book 9, Page 98 as follows:

WITNESSETH, that in consideration of **FORTY-SEVEN THOUSAND (\$47,000.00)** Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns,

GRANTEES

GEORGE E. SKIRBA and DOREEN R. SKIRBA, husband and wife, of Mill Hall, Clinton County, Pennsylvania, and **LEONARD D. SCHENCK and DEENA L. SCHENCK**, husband and wife, of Mill Hall, Clinton County, Pennsylvania,

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GRANTORS

BETWEEN JERRY F. PRATER and CAROL A. PRATER, husband and wife, of Mill Hall, Clinton County, Pennsylvania,

MADE the 10th day of May, two thousand and five (2005).

THIS DEED



FILED
CLINTON COUNTY, PA
2005 MAY 12 A 9 21
GAIL M. GEPHART
RECORDER OF DEEDS



BEGINNING at a point in the 50 foot right-of-way known as Gillens Road, which point is the Northwestern corner of the lot herein described; thence along the Southern boundary line of Lot No. 7 of this subdivision North 72 degrees, 42 minutes East, a distance of 1382.14 feet to an iron pin set on the Western boundary line of Lot No. 9 of this subdivision; thence along the Western boundary line of Lot No. 9, South 00 degrees 55 minutes West a distance of 966.58 feet to the centerline of the said Gillens Road (and passing through an iron pin set on the Northern right-of-way boundary line of Gillens Road); thence along the centerline of Gillens Road, the following eleven (11) courses and distances: 1) by a curve to the left having a radius of 110.76 feet, an arc distance of 123.59 feet, the long chord of which is North 56 degrees 53 minutes West a distance of 117.27 feet to a point; 2) North 88 degrees 51 minutes West a distance of 79.01 feet to a point; 3) North 85 degrees 58 minutes West a distance of 255.66 feet to a point; 4) by a curve to the left having a radius of 931.32 feet, an arc distance of 194.37 feet, the long chord of which is South 88 degrees 03 minutes West a distance of 194.02 feet to a point; 5) South 82 degrees 04 minutes West a distance of 166.91 feet to a point; 6) by a curve to the right having a radius of 302.03 feet, an arc distance of 118.32 feet, the long chord of which is North 86 degrees 42 minutes West a distance of 117.57 feet to a point; 7) by a curve to the right having a radius of 302.03 feet, an arc distance of 203.55 feet, the long chord of which is North 56 degrees 11 minutes West a distance of 199.72 feet to a point; 8) by a curve to the right having a radius of 302.03 feet, an arc distance of 68.54 feet, the long chord of which is North 30 degrees 22 minutes West a distance of 68.40 feet to a point; 9) North 23 degrees 52 minutes West a distance of 162.31 feet to a point; 10) North 30 degrees 08 minutes West a distance of 131.65 feet to a point; 11) by a curve to the left having a radius of 167.88 feet, an arc distance of 89.52 feet, the long chord of which is North 45 degrees 25 minutes West a distance of 88.46 feet to the point and place of BEGINNING. Containing 19.02 acres.

SUBJECT TO all matter contained on the Subdivision Map hereinbefore referenced.

TOGETHER WITH AND UNDER AND SUBJECT TO a right of ingress, egress and regress over and upon a twenty-five (25) foot wide private right-of-way along Gillens Road measured from the centerline of said road, in common with other adjoining land owners, their heirs, successors and assigns.

TOGETHER WITH an access easement granted by Peacock Road, Inc. dated June 6, 1996, and recorded in Clinton County Record Book 813, Page 185.

SUBJECT TO a Private Road Agreement dated July 25, 1996, and recorded in Clinton County Record Book 822, Page 266, which requires that Notice be given that access to the Lot herein conveyed is over a private road not subject to municipal or county maintenance.

SUBJECT TO the Declaration of Covenants and Restrictions of Scootac Run dated July 25, 1996, and recorded in Clinton County Record Book 822, Page 261.

FOR IDENTIFICATION PURPOSES ONLY, known on the records of the Clinton County Tax Assessment Office as Parcel No. 03-11-005-08. The 911 address being 8 Gillens Road, Mill Hall, Pennsylvania. 03-01-005-08

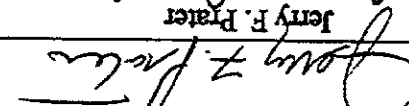
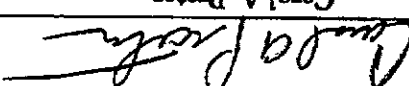
BEING the same premises granted and conveyed unto Jerry F. Prater and Carol A. Prater by Deed of North-Land, Inc., a Pennsylvania Corporation, dated August 1, 1996 and Recorded in Clinton County Record Book 826, Page 120.

The Grantors herein state that the hereinabove described property is not recently being used for the disposal of hazardous waste nor to the best of their knowledge, information and belief has it ever been used for the disposal of hazardous waste. **THIS STATEMENT** is made in compliance with the Solid Waste Management Act Number 1980-97, Section 405.

AND the said Grantors do hereby **WARRANT SPECIALLY** the property hereby conveyed,

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

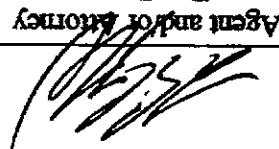
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

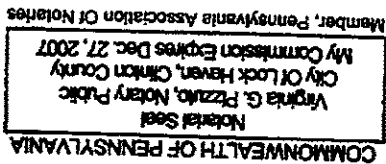

Jerry F. Prater
(SEAL)

Carol A. Prater
(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the Grantors herein is as follows:
C/O Deem L. Schenk, 205 N. Clinton St., Mill Hall, PA 17751

Agent and/or Attorney
For Grantors





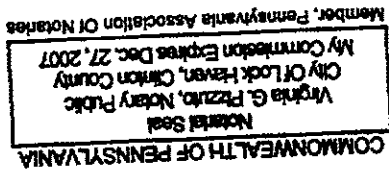
My commission expires: 12/27/07

Virginia G. Pizzuto
Notary Public

ON this, the 10th day of May, 2005, before me, a Notary Public, the undersigned officer, personally appeared **CAROL A. PRATER** (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLINTON)
SS:)



My commission expires: 12/27/07

Virginia G. Pizzuto
Notary Public

ON this, the 10th day of May, 2005, before me, a Notary Public, the undersigned officer, personally appeared **JERRY F. PRATER** (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLINTON)
SS:)