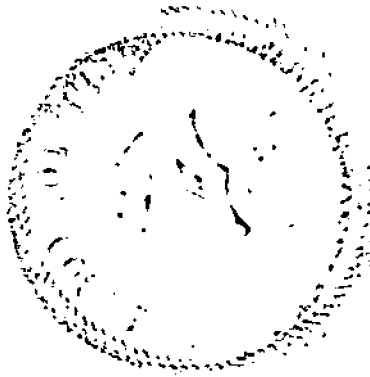


FILED
CLINTON COUNTY, PA
2014 MAR 13 AM 11 15
JENNIFER L. HOY ACTING
RECORDER OF DEEDS



Prepared by and Return to:

Brinser, Wagner & Zimmerman
6 East Main Street
2nd Floor
Palmyra, PA 17078
717-838-6348

Parcel No. 02-01-0034

DEED

MADE THIS *12th* day of March, in the year of our Lord Two Thousand Fourteen (2014),

BETWEEN CAROL A. WINTERS, of Lebanon County, Pennsylvania, Executrix of the Last Will and Testament of **MARILYN W. BICKEL**, late of Lebanon County, Pennsylvania, **LYNN A. BICKEL**, of Lebanon County, Pennsylvania, and **LARRY J. BICKEL**, of Dauphin County, Pennsylvania, party of the first part, Grantor herein.

-and-

CAROL A. WINTERS and **OSCAR E. WINTERS**, her husband, of Lebanon County, Pennsylvania as tenants by the entireties between themselves, but holding a 1/3 interest as tenants in common with **LYNN A. BICKEL** and **LOIS S. BICKEL**, his wife, of Lebanon County, Pennsylvania, as tenants by the entireties between themselves, but holding a 1/3 interest as tenants in common, and **LARRY J. BICKEL**, single man, of Dauphin County, Pennsylvania, holding the remaining 1/3 interest as tenants in common, parties of the second part, Grantees herein.

WHEREAS, Marilyn W. Bickel died testate on June 20, 2013; and

WHEREAS, the said Marilyn W. Bickel, by her Last Will and Testament, duly proved and recorded in the Register of Wills Office of Lebanon County, Pennsylvania, to Docket No. 2013-00455 appointed Carol A. Winters as Executrix and Letters Testamentary were issued on July 2, 2013, and the said Carol A. Winters is still serving as Executrix; and

2014-00752

83.50

WHEREAS, the said Marilyn W. Bickel, widow, had during her lifetime become seized in her demesne as of fee, of and in a certain dwelling and tract of land situate in Clinton County, Pennsylvania, being hereinafter minutely described and being so thereof seized at the time of her death; and

WHEREAS, under Paragraph IV of her Will, the said Marilyn W. Bickel devised and bequeathed the residue and remainder of her estate unto her three (3) children, Carol A. Winters, Lynn A. Bickel and Larry J. Bickel.

NOW THIS INDENTURE WITNESSETH, that the said Carol A. Winters, Executrix of the Estate of Marilyn W. Bickel, and Lynn A. Bickel and Larry J. Bickel, for and in consideration of the terms of the aforementioned will and the sum of One Dollar (\$1.00), lawful money of the United States, to them in hand paid by the said Carol A. Winters, Oscar E. Winters, Lynn A. Bickel, Lois S. Bickel and Larry J. Bickel, at and before the ensealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and confirmed and by these Presents does grant, bargain, sell, alien, release and confirm unto the said Carol A. Winters, Oscar E. Winters, Lynn A. Bickel, Lois S. Bickel and Larry J. Bickel, their heirs and assigns:

ALL THOSE TWO (2) CERTAIN tracts of land with improvements consisting of an outbuilding situate in Leidy Township, Clinton County, Pennsylvania, situs address being 4240 Tamarack Road, bounded and described as follows:

TRACT NO. 1.

BEGINNING at the Northeastern corner of the land hereby conveyed, on the line of the Henry Drinker warrant; thence South 63 rods along land formerly of Goodman brothers to a spruce or pine; thence West 49 rods to a point; thence in a Northwest direction 145 rods to the said Henry Drinker line at a point near the intersection of the State Highway with the Public Road leading South to the cemetery; thence East 165 rods to a point, the place of **BEGINNING**.

EXCEPTING AND RESERVING THEREFROM the following conveyances, right of ways and etc:

(1) All of the oil, gas and other minerals as provided in Item 2 of the Last Will and Testament of Ada L. Hirlinger as follows:

"Item 2. I give, bequeath and devise to my daughter, May H. Lentz, of Jersey Shore, Pa., and my son, Rex Bruce Hirlinger, of Howard, Pa., equally and share and share alike, all

the oil, gas and other minerals in, under, and upon any and all of my real estate, as well as the right to receive any and all royalties from any and all leases for gas, oil, and other mineral rights affecting the said lands.”

(2) Conveyance of a small lot of ground to Pleasant View Hunting Club by deed dated September 26, 1947, and recorded in Clinton County Deed Book Vol. 154, Page 317.

(3) Conveyance of a small lot of ground to Godfrey L. Cabot, Inc., by deed dated June 29, 1950 and recorded in Clinton County Deed Book Vol. 169, Page 45, subsequently reconveyed to Ada L. Hirlinger and subsequently reconveyed by Ada L. Hirlinger to Lawrence M. Stout by deed dated January 20, 1967 and recorded in Clinton County Deed Book Vol. 219, Page 367.

(4) Conveyance of all the land lying West of Pennsylvania Route 144 to Ray G. Hirlinger, et ux., by Deed dated October 1, 1957, and recorded in Clinton County Deed Book Vol. 186, Page 552.

(5) Oil and gas leases, unit operation agreements, pipe line right of ways and utility line right of ways as follows: Agreement dated February 19, 1948 in favor of New York State Natural Gas Corporation recorded in Clinton County Miscellaneous Docket Vol. 21, Page 157; Agreement dated March 9, 1950 in favor of New York State Natural Gas Corporation and recorded in Clinton County Miscellaneous Docket Vol. 23, Page 435; Agreement dated May 9, 1950 in favor of Bell Telephone Company and recorded in Clinton County Miscellaneous Docket Vol. 24, Page 115; Agreement dated March 31, 1952 in favor of New York State Natural Gas Corporation and recorded in Clinton County Miscellaneous Docket Vol. 34, Page 101; Agreement dated July 30, 1952, in favor of Charles E. Fralich and recorded in Clinton County Miscellaneous Docket Vol. 35, Page 392; Agreement dated November 8, 1957 in favor of Transcontinental Gas Pipe Line Corporation and recorded in Clinton County Miscellaneous Docket Vol. 41, Page 207; Agreement dated March 14, 1958 in favor of New York State Natural Gas Corporation recorded in Clinton County Miscellaneous Docket Vol. 42, Page 272; and Agreement dated May 25, 1960 in favor of Texas Eastern Transmission Corporation and recorded in Clinton County Miscellaneous Docket Vol. 46, Page 464.

BEING the same premises which Ray Glenn Hirlinger, Executor of the Last Will and Testament of Ada L. Hirlinger, Rex B. Hirlinger and Frances Hirlinger, May H. Lentz and Hugh H. Lentz and Ray G. Hirlinger and Madge Hirlinger by Deed dated March 25, 1972 and recorded April 4, 1972 in the Office of the Recorder of Deeds of Clinton County, Pennsylvania, in Deed Book 235, Page 365 granted and conveyed unto Alfred s. Bickel and

Marilyn W. Bickel, his wife. And the said Alfred S. Bickel died November 8, 1998 whereby title absolute passed unto Marilyn W. Bickel as surviving tenant by the entireties, now deceased.

TRACT. NO. 2

BEGINNING at a point the East of Pennsylvania Route 144; thence along said Route along a curve in Northerly and Northwesterly direction 600 feet, more or less, to a point at lands formerly of Ada L. Hirlinger Estate, now or late of Alfred S. Bickel and Marilyn W. Bickel; thence along said Hirlinger Estate Lands in a Southeasterly direction 600 feet, more or less, to a point the corner of said Hirlinger Estate lands; thence in a Westerly direction approximately 180 feet to a point; thence in a Southwesterly direction approximately 160 feet to a point the place of **BEGINNING**.

CONTAINING approximately two (2) acres.

EXCEPTING AND RESERVING THEREFROM all of the oil, gas and other mineral rights in said land and all gas storage rights.

AND FURTHER EXCEPTING AND RESERVING from this conveyance the following agreements with respect to the following oil and gas leases, unit operations agreements, and rights of way: Agreement dated February 23, 1948 in favor of New York State Natural Gas Corporation recorded in Clinton County Miscellaneous Docket Vol. 21, page 197; Agreement dated May 9, 1950 in favor of Bell Telephone Company recorded in Clinton County Miscellaneous Docket Vol. 24, Page 117; Agreement dated January 3, 1951 in favor of New York State Natural Gas Corporation recorded in Clinton County Miscellaneous Docket Vol. 25, Page 452; Agreement dated March 10, 1952, in favor of New York State Natural Gas Corporation recorded in Clinton County Miscellaneous Docket Vol. 34, Page 97; Agreement dated July 30, 1952 in favor of Charles E. Fralich recorded in Clinton County Miscellaneous Docket Vol. 35, Page 392; Agreement dated May 20, 1960, in favor of Texas Eastern Transmission Corporation recorded in Clinton County Miscellaneous Docket Vol. 46, Page 452; Agreement dated October 9, 1969 in favor of Bell Telephone Company recorded in Clinton County Miscellaneous Docket Vol. 59, Page 956; and Agreement dated May 24, 1971 in favor of Consolidated Gas Supply Corporation recorded in Clinton County Miscellaneous Docket Vol. 61, Page 263.

BEING the same premises which Ray G. Hirlinger and Madge Hirlinger, his wife, by Deed dated March 28, 1972 and recorded April 4, 1972 in the Office of the Recorder of Deeds of Clinton County, Pennsylvania in Deed Book 235, Page 372 granted and

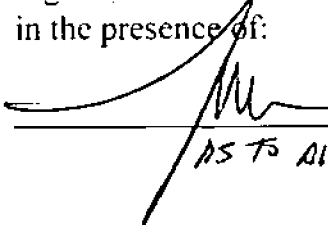
conveyed unto Alfred S. Bickel and Marilyn W. Bickel, his wife. And the said Alfred S. Bickel died November 8, 1998 whereby title absolute passed unto Marilyn W. Bickel as surviving tenant by the entireties, now deceased.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted and released, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, her heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs or assigns forever.

AND the said Carol A. Winters, Executrix of the Estate of Marilyn W. Bickel, covenants, promises and agrees to and with the said parties of the second part, their heirs and assigns, by these Presents, that she, the said Carol A. Winters, Executrix for the Estate of Marilyn W. Bickel, has not done, committed, or knowingly or willingly suffered to be done, 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. And the said Lynn A. Bickel and Larry J. Bickel join herein as residuary heirs of the Marilyn W. Bickel Estate to convey any interest in the property that they may have as heirs of the Estate.

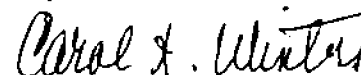
IN WITNESS WHEREOF, the said Carol A. Winters, Executrix of the Last Will and Testament of Marilyn W. Bickel, Lynn A. Bickel and Larry J. Bickel hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:



AS TO ALL

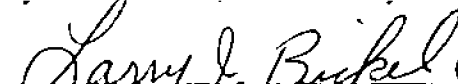
Last Will and Testament of
Marilyn W. Bickel



Carol A. Winters, Executrix (SEAL)



Lynn A. Bickel, Individually (SEAL)



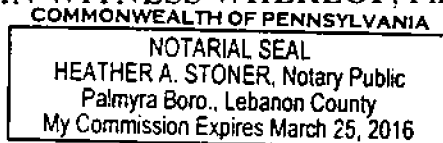
Larry J. Bickel, Individually (SEAL)

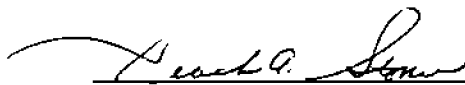
CLINTON COUNTY ASSESSMENT OFFICE UPI Registry
18-08486 UPI Number
03/13/14 Date

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF LEBANON :

On this, the 12th day of March, 2014, before me, a Notary Public, the undersigned officer, personally appeared Carol A. Winters, Executrix of the Last Will and Testament of Marilyn W. Bickel, 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 purposes therein contained.

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

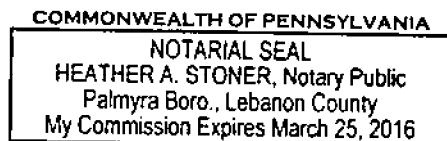


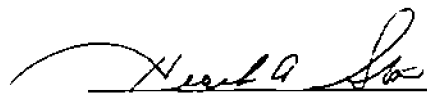

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF LEBANON :

On this, the 12th day of March, 2014, before me, a Notary Public, the undersigned officer, personally appeared Lynn A. Bickel 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 purposes therein contained.

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



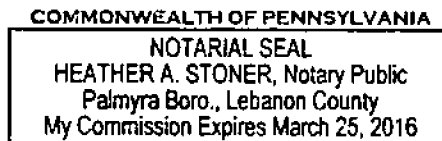

Notary Public

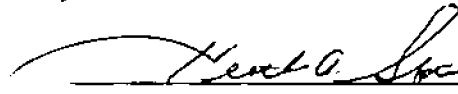
COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF LEBANON :

On this, the 12th day of March, 2014, before me, a Notary Public, the undersigned officer, personally appeared Larry J. Bickel 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 purposes therein contained.

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

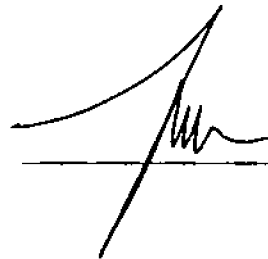


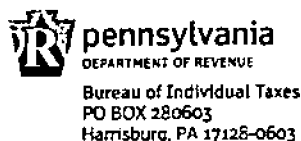

Notary Public

I hereby certify that the precise residence of the Grantees is:

306 EISENHOWER RD

PALMYRA, PA 17078





REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	2014
Page Number	752
Date Recorded	3/13/2014

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Keith D. Wagner	Telephone Number:	(717) 838-6348
Mailing Address	6 E. Main Street	City	Palmyra
		State	PA
		ZIP Code	17078

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Estate of Marilyn W. Bickel, et al.
Mailing Address	c/o Carol A. Winters, 306 Eisenhower Road
City	Palmyra
State	PA
ZIP Code	17078

C. Date of Acceptance of Document

03/12/14

Grantee(s)/Lessee(s)	Carol A. Winters, et al.
Mailing Address	306 Eisenhower Road
City	Palmyra
State	PA
ZIP Code	17078

D. REAL ESTATE LOCATION

Street Address	4240 Tamarack Road	City, Township, Borough	Leidy Township
County	Clinton County	School District	Keystone Central School District
		Tax Parcel Number	02-01-0034

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
42,500.00	X 1.06	= 45,050.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- ☒ Will or intestate succession. Marilyn W. Bickel (Name of Decedent) 2013-00455 (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Spouses of the beneficiaries are exempt under Baehr Bros. Rule

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	3/12/14

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.