

Sullivan County Assessment Office
CERTIFICATION OF PARCEL NUMBER
ONLY - DOES NOT CERTIFY THE
CONTENTS OF THIS DOCUMENT

RECEIVED
05/27/2016 10:39:53 AM
Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

Parcel No. 01-058-0021

THIS DEED,

Made the 20th day of May, in the year of our Lord two thousand sixteen (2016).

Between GLORIA J. WALTER, widow,
of 309 Pennypack Circle, Hatboro, Pennsylvania 19040

Grantor,

And ANN MARIE KOPEC, single,
of 15 Flat Street, Lopez, Pennsylvania 18628

Grantee:

WITNESSETH that in consideration of one hundred twenty thousand (\$120,000.00) dollars, 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 those certain lots, pieces or parcels of land lying and situate in the Township of Cherry, County of Sullivan and Commonwealth of Pennsylvania bounded and described as follows:

LOT NO. 1:

BEGINNING at a point in the center of Legislative Route #17, United States Traffic Route #220, leading from the Borough of Laporte to the Borough of Dushore, said point being North forty-nine (49) degrees forty (40) minutes East, 38.76 feet from the center of the bridge crossing Rock Run; thence from the said place of beginning, the following courses and distances:

- 1) South fifty-one (51) degrees fifty (50) minutes East, 299.41 feet to an iron pin and stone pile;
- 2) South thirty-six (36) degrees thirty-one (31) minutes West, 437.47 feet to an iron pin and stone pile;
- 3) North fifty-one (51) degrees forty-four (44) minutes West, 400.79 feet to a point in the center of the aforesaid highway;
- 4) North forty-nine (49) degrees forty (40) minutes East, 445.50 feet along the center line of said highway to the place of beginning.

LOT NO. 1 CONTAINING 3.51 acres of land, more or less, as per survey by John P. Ryan dated September 25, 1976.

EXCEPTING FROM LOT NO. 1, all coal, iron, clay (fire), and all minerals of whatsoever kind or nature, together with all oil, gas and all constituents of same, found on, in or under the surface of said land and belonging to said land with the full right of ingress, regress and egress upon and over said lands for the purpose of investigating, developing, drilling and removing the same; and with the sole right and privilege to drill, mine and remove the same by any subterranean process incident to the business of drilling or mining, without thereby incurring, in any event whatever, any liability for injury caused or damage done to the surface of said lands, or to the buildings or improvements which now are, or hereafter may be placed thereon, as the same were originally excepted by Sarah A. Davis and set forth in Sullivan County Deed Book 51 page 557.

LOT NO. 2:

BEGINNING at an iron pin and stone pile at the eastern most corner of Lot #1; thence from the said place of beginning the following courses and distances:

- 1) North fifty-one (51) degrees fifty (50) minutes West, 231.41 feet along the northern line of Lot #1 to an iron pin at the point where the northern line of Lot #1 intersects Rock Run;
- 2) South eighty-six (86) degrees nineteen (19) minutes East, 117.48 feet along Rock Run to a point;
- 3) South forty-five (45) degrees thirty-six (36) minutes East, 133.88 feet along Rock Run to a point;
- 4) South thirty-six (36) degrees thirty-one (31) minutes West 52.00 feet to the place of beginning.

LOT NO. 2 CONTAINING 0.26 of an acre of land, more or less, as per survey by John P. Ryan dated September 25, 1976.

LOTS NOS. 1 AND 2 BEING the same premises conveyed by deed of Richard F. Ruddy and Patricia Ruddy to Robert D. Walter and Gloria J. Walter dated October 6, 1989 and recorded in Sullivan County Deed Book 110 page 1042. The said Robert D. Walter died June 26, 2010 thereby vesting title solely in Gloria J. Walter as the surviving tenant of the tenancy by the entireties.

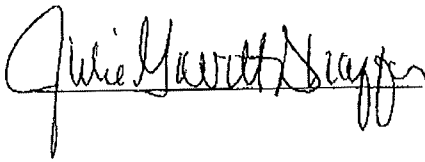
NOTICE

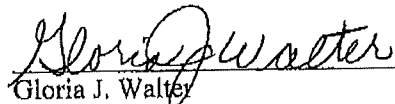
THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. ATTENTION IS CALLED TO "THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966" APPROVED APRIL 27, 1966.

AND the said Grantor hereby covenants and agrees that she will warrant specially the property hereby conveyed.

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

Signed, Sealed and Delivered
in the Presence of



 (Seal)
Gloria J. Walter

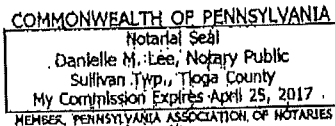
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SULLIVAN

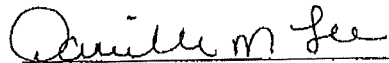
SS.

On this, the 20th day of May, 2016, before me, the undersigned officer, personally appeared Gloria J. Walter, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

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

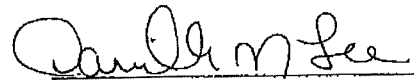
-Seal-




Notary Public

I do hereby certify that the precise residence and complete post office address of the within named grantee is:

PO Box 4
15 Flat Street
Lopez, Pennsylvania 18628


Agent for Grantee

Document Prepared By:
Julie Gavitt Shaffer, Attorney At Law
P.O. Box 549, Dushore, Pennsylvania 18614
(570) 928-9166