

DEED

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Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

Made the 15th day of June

in the year two thousand twelve (2012).

Between LOUIS J. BLAUM, single of 1498 Gainer Hill Road, Dushore, Pennsylvania
18614, Party of the First Part,

GRANTOR

AND

STEVEN J. BACKLEY and DARLENE BACKLEY, husband and wife, of 2556
June Avenue, Bensalem, Pennsylvania 19020, Parties of Second Part,

GRANTEES

WITNESSETH in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND

DOLLARS (\$175,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said

Grantor does hereby **grant and convey** to the said Grantees, their heirs, successors and assigns,

ALL that certain piece, parcel and lot of land situate in the Township of Cherry, County of Sullivan and Commonwealth of Pennsylvania, known as Lot No. 1 on the Subdivision Map of Bonnie L. Nelson, dated August 23, 1995, and intended to be recorded herewith, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of T 456, said beginning point being South 38 degrees 07 minutes 24 seconds West, 310.38 feet from a point in the centerline of the intersection of SR 4018 and T 456; thence from the place of beginning and along other lands now or formerly of Bonnie L. Nelson, South, (erroneously described as North in previous deed) 81 degrees 16 minutes 56 seconds East, 488.42 feet to an eight foot cherry tree; thence continuing along lands now or formerly of Bonnie L. Nelson South (erroneously described as North in previous deed) 83 degrees 14 minutes 30 seconds East 479.82 feet to a pin; thence continuing along lands now or formerly of Bonnie L. Nelson South 30 degrees 50 minutes 28 seconds West 833.15, erroneously described as 333.15 fee in previous deed) feet to a pin; thence along land now or formerly of Carl Hubbard, Jr., North 51 degrees 40 minutes 57 seconds West 940.82 feet to a pin; thence North 38 degrees 07 minutes 24 seconds East 333.69 feet to the point and place of beginning.
CONTAINING 12.027 Acres.

BEING the same premises granted and conveyed by Bonnie Nelson Riberdy, now known as Bonnie Nelson, single unto Louis J. Blaum, by deed dated August 6, 1996 and recorded August 22, 1996 in Sullivan County Record Book 30, Page 332.

EXCEPTING AND RESERVING unto the **GRANTOR** herein, **Louis J. Blaum, his heirs, successors and assigns**, to all oil, gas, and other minerals (the mineral interest) in and under and that may be produced from the above described premises along with the right to ingress, regress and egress and to do all things required to remove and market oil, gas and minerals, provided, however, that **GRANTOR** herein, **Louis J. Blaum, his heirs, successors and assigns** hereby **GRANTS, CONVEYS, and ASSIGNS** to **GRANTEES, Steven J. Backley and Darlene Backley, husband and wife, their heirs and assigns**, any and all of rights pursuant to Domestic Free Gas.

FOR identification purposes only, being known as Sullivan County Tax Parcel No. 01-100-0006-01A in the Office of the Sullivan County Tax Assessor.

AND the Grantor will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

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

Louis J. Blaum (SEAL)
Louis J. Blaum

_____ (SEAL)

Certificate of Residence

I hereby certify that the precise residence of the Grantees herein is as follows:

2556 June Avenue
Bensalem, PA 19020

Date: 6-15-12

Danielle M Lee
Agent for the Grantees