



Parcel Number 12-046-0001- 018

DEED

Made the 15th day of **October**
in the year two thousand (2000)

Between **DENNIS McCARTY and RIA McCARTY, husband and wife**, (an undivided one-half interest) of 50 Cliff Side Drive, Williamsport, Pennsylvania 17701 and **O. KENNETH SHAFFER and JUDITH B. SHAFFER, husband and wife**, (an undivided one-half interest) of RR 1 Box 1113, Forksville, Pennsylvania 18616, Parties of the First Part,

GRANTORS

AND

DENNIS DeKRANE, single, of 510 Carpenter Alley, Coopersburg, Pennsylvania 18036, Party of the Second Part,

GRANTEE

WITNESSETH in consideration of **SIXTY-NINE THOUSAND NINETY (\$69,090.00)**

DOLLARS in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby **grant and convey** to the said Grantee, her heirs, successors and assigns,

ALL those certain lots, pieces and parcels of land, lying and being situate in the Township of Laporte, County of Sullivan and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel Number One:

BEGINNING at a point in the center line of a fifty (50') foot wide private right-of-way known as Pole Bridge Road, being the northwest corner of Lot 17 of this subdivision and the northeast corner of the lot herein described; thence leaving Pole Bridge Road and continuing along the common boundary line between the lot herein described and Lot 17 of this subdivision the following three (3) courses and distances: [1] South thirteen (13°) degrees, thirty-seven (37') minutes, thirty-one (31'') seconds West, one hundred fifty-two and ninety-eight hundredths (152.98') feet to a point; [2] South eighteen (18°) degrees, four (04') minutes, forty-three (43'') seconds West, one hundred forty-three and twenty-eight hundredths (143.28') feet to a point; [3] South forty-two (42°) degrees, four (04') minutes West, two hundred eight and twenty-nine hundredths (208.29') feet to a point; thence along line of land of Dennis McCarty, et al. the following three (3) courses and distances: [1] North eighty-seven (87°) degrees, twenty-five (25') minutes, nineteen (19'') seconds West, ninety-three and fifty hundredths (93.50') feet to a point; [2] North eighty-

two (82°) degrees forty-four (44') minutes, thirty-seven (37'') seconds West, one hundred eighteen and forty-five hundredths (118.45') feet to a point; [3] North twelve (12°) degrees, twenty (20') minutes, twelve (12'') seconds East, three hundred thirty-eight and twenty hundredths (338.20') feet to a point in the center line of the aforesaid Pole Bridge Road; thence continuing along the center line of Pole Bridge Road, the following three (3) courses and distances: [1] North fifty-one (51°) degrees, forty-three (43') minutes, thirty-two (32'') seconds East, one hundred two and ninety-nine hundredths (102.99') feet to a point; [2] North eighty-two (82°) degrees, two (02') minutes, twenty (20'') seconds East, two hundred twenty and twelve hundredths (220.12') feet to a point; [3] South eighty-five (85°) degrees, fifty-one (51') minutes, forty-one (41'') seconds East, sixty (60.0') feet to a point, the point and place of beginning.

CONTAINING 2.952 acres, more or less, and being Lot 18 of the Pole Bridge Run Subdivision, according to Survey of John William Ward, dated November, 1992, approved October 6, 1993 as Sullivan County Planning Commission Number 93-27 and recorded October 18, 1993 in Sullivan County Plat Book 13 Page 23A.

Parcel Number Two:

BEGINNING at a point in the center line of the fifty (50') foot right-of-way that extends westerly from the cul-de-sac at the end of Pole Bridge Road, said point being the northwest corner of Lot 18 and the southwest corner of Lot 12; thence South twelve (12°) degrees, twenty (20') minutes, twelve (12'') seconds west, three hundred thirty-eight and twenty hundredths (338.20') feet along the west line of Lot 18 to a point in the center line of a fifty (50') foot right-of-way, said point being the southwest corner of Lot 18; thence along the center line of the fifty (50') foot right-of-way the following courses and distances:

1. South seventy-seven (77°) degrees, thirty-four (34') minutes, forty-five (45'') seconds West, one hundred ninety-six and ten hundredths (196.10') feet to a point;
2. South eighty (80°) degrees, thirty-seven (37') minutes, twenty (20'') seconds West, one hundred sixty and fifty-three (160.53') feet to a point;
3. South fifty-two (52°) degrees, twenty-seven (27') minutes, thirteen (13'') seconds West, two hundred fifty-six and eighty-nine hundredths (256.89') feet to a point;
4. South fifty (50°) degrees, thirty-two (32') minutes, thirty-three (33'') seconds West, two hundred seventy and sixty hundredths (270.60') feet to a point;
5. South forty-three (43°) degrees, thirty (30') minutes, fifty-eight (58'') seconds West, seventy-eight (78.00') feet to a point;
6. South sixty-four (64°) degrees, fifty-four (54') minutes, twenty-eight (28'') seconds West, two hundred forty-four and sixty (244.60') feet to a point;
7. South forty-eight (48°) degrees, six (06') minutes, twenty-eight (28'') seconds West, sixty (60.00') feet to a point;
8. South thirty-three (33°) degrees, thirty-eight (38') minutes, fifty-three (53'') seconds West, sixty-six and seventy-nine hundredths (66.79') feet to a point;

FRANCINE DOYLE REGISTER AND RECORDER SULLIVAN COUNTY Pennsylvania	INSTRUMENT NUMBER 200100149	RECORDED ON Jan 24, 2001 2:48:56 PM	RECORDING FEES \$19.50	COUNTY ARCHIVES FEE \$1.00	ROD ARCHIVES FEE \$1.00	STATE MVT TAX \$0.50	LAPORTE TOWNSHIP \$345.45	SULLIVAN COUNTY \$345.45	SCHOOL DISTRICT	STATE TRANSFER \$690.90	TAX	TOTAL \$1,403.80
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9. South twenty-two (22°) degrees, twenty-seven (27') minutes, twenty-eight (28") seconds West, two hundred eighty-seven and eleven hundredths (287.11') feet to a point;
10. South twenty-eight (28°) degrees, seven (07') minutes, forty-eight (48") seconds West, two hundred thirty and thirty-nine hundredths (230.39') feet to a point; thence North fifty (50°) degrees, forty-five (45') minutes, eighteen (18") seconds West, two thousand four hundred six and ninety-four hundredths (2406.94') feet along the remaining lands of O. Kenneth Shaffer, et al., passing through an iron pin at the side of the right-of-way to an iron pin in the line of the State Forest Lands; thence North thirty-eight (38°) degrees, thirty-one (31') minutes, thirty-three (33") seconds East, one thousand one hundred forty-three and thirty-six hundredths (1143.36') feet along the line of the State Forest Lands to a found iron pin at the southwest corner of Lot 29 of this subdivision; thence South fifty-one (51°) degrees, twenty-eight (28') minutes, forty-two (42") seconds East, two thousand two hundred twenty-eight and fifty hundredths (2228.50') feet along the line of Lot 29 of this subdivision, passing through an iron pin near the side of a previously proposed right-of-way to a point; thence North seventy-one (71°) degrees, twenty-five (25') minutes, thirty-two (32") seconds East, three hundred thirty-four and thirty hundredths (334.30') feet to a point; thence North fifty-seven (57°) degrees, thirty-six (36') minutes, thirty-three (33") seconds East, one hundred twenty-six and sixty hundredths (126.60') feet to a point; thence North seventy (70°) degrees, eight (08') minutes, three (03") seconds East, one hundred thirty-one and twenty hundredths (131.20') feet to a point; thence South eighty-seven (87°) degrees, forty-eight (48') minutes, twenty-seven (27") seconds East, seventy-two and forty hundredths (72.40') feet to a point; thence North sixty-nine (69°) degrees, thirty-five (35') minutes, three (03") seconds East, sixty-four (64.00') feet to a point; thence North forty-eight (48°) degrees, thirty-seven (37') minutes, forty-eight (48") seconds East, one hundred fifty-nine and eighty hundredths (159.80') feet to an iron pin; thence North thirty-five (35°) degrees, forty-six (46') minutes, fifty-four (54") seconds East, seventy-two and ninety-one hundredths (72.91') feet to the place of beginning.

CONTAINING 66.953 Acres and being Lot 36 of the Pole Bridge Run Subdivision, according to Survey by MillStone Surveying, dated August 29, 2000, approved October 4, 2000 as Sullivan County Planning Commission Number 00-43 and recorded October 18, 2000 in Sullivan County Plat Book 116 Page 13.

Pursuant to Sullivan County Ordinance Number 9302719 it is understood that the parcels hereinabove described are to be considered as one for tax and subdivision purposes and that no further subdivision shall occur unless prior subdivision approval is granted by the Sullivan County Planning Commission and the Municipality in which said parcel is located.

EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, a fifty (50') foot wide right-of-way, changing to a twenty-five (25') foot wide right-of-way, along the southeastern boundary lines of the above-described lot, the center line of said right-of-way described as follows:

BEGINNING at a point in the center line of Pole Bridge Run, said point being North eighty-five (85°) degrees, fifty-one (51') minutes, forty-one (41'') seconds West, twenty-five and thirty-four hundredths (24.35') feet from the northeastern corner of Lot 18 herein described; thence from said beginning point and continuing the following three (3) courses and distances: [1] South thirteen (13°) degrees thirty-seven (37') minutes, thirty-one (31'') seconds West, one hundred forty-seven and eighty-three hundredths (147.83') feet to a point; [2] South eighteen (18°) degrees, four (04') minutes, forty-three (43'') seconds West, one hundred thirty-six and ninety-nine hundredths (136.99') feet to a point; [3] South forty-two (42°) degrees four (04') minutes, zero (00'') seconds West, two hundred two and ninety-seven hundredths (202.97') feet to a found pin; thence changing gradually from a fifty (50') foot wide right-of-way to a twenty-five (25') foot wide right-of-way between this point and the next point herein described; thence continuing as a twenty-five (25') foot wide right-of-way, South eighty (80°) degrees, twenty-nine (29') minutes, eight (08'') seconds West, seventy-five and eighty-nine hundredths (75.89') feet to a point; thence continuing as a twenty-five (25') foot wide right-of-way, North eighty-two (82°) degrees forty-four (44') minutes, thirty-seven (37'') seconds West, one hundred eighteen and forty-five hundredths (118.45') feet to a point; thence South seventy-seven (77°) degrees, thirty-four (34') minutes, forty-five (45'') seconds West, one hundred ninety-six and ten hundredths (196.10') feet to a point; thence South eighty (80°) degrees, thirty-seven (37') minutes, twenty (20'') seconds West, one hundred sixty and fifty-three (160.53') feet to a point; thence South fifty-two (52°) degrees, twenty-seven (27') minutes, thirteen (13'') seconds West, two hundred fifty-six and eighty-nine hundredths (256.89') feet to a point; thence South fifty (50°) degrees, thirty-two (32') minutes, thirty-three (33'') seconds West, two hundred seventy and sixty hundredths (270.60') feet to a point; thence South forty-three (43°) degrees, thirty (30') minutes, fifty-eight (58'') seconds West, seventy-eight (78.00') feet to a point; thence South sixty-four (64°) degrees, fifty-four (54') minutes, twenty-eight (28'') seconds West, two hundred forty-four and sixty (244.60') feet to a point; thence South forty-eight (48°) degrees, six (06') minutes, twenty-eight (28'') seconds West, sixty (60.00') feet to a point; thence South thirty-three (33°) degrees, thirty-eight (38') minutes, fifty-three (53'') seconds West, sixty-six and seventy-nine hundredths (66.79') feet to a point; thence South twenty-two (22°) degrees, twenty-seven (27') minutes, twenty-eight (28'') seconds West, two hundred eighty-seven and eleven hundredths (287.11') feet to a point; thence South twenty-eight (28°) degrees, seven (07') minutes, forty-eight (48'') seconds West, two hundred thirty and thirty-nine hundredths (230.39') feet to a point as is more particularly shown on a Survey by MillStone Surveying, dated August 29, 2000, approved October 4, 2000 as Sullivan County Planning Commission Number 00-43 and recorded October 18, 2000 in Sullivan County Plat Book 16 Page 13 ..

ALSO EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to dedicate the private road known as Pole Bridge Road adjoining the above described parcel of land on the north to the limits of the right-of-way of said private road as it is delineated on the above recited subdivision map, as a public highway, without any compensation to the grantees herein, their heirs or assigns, at the time of said dedication; also reserving the need for joinder or permission of the grantees herein, their heirs or assigns, to such act of dedication and any related actions appurtenant thereto.

AND, the said Grantors will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

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

Dennis McCarty (SEAL)
DENNIS McCARTY

Ria McCarty (SEAL)
RIA McCARTY

O. Kenneth Shaffer (SEAL)
O. KENNETH SHAFFER

Judith B. Shaffer (SEAL)
JUDITH B. SHAFFER

Certificate of Residence

I hereby certify, that the precise residence of the Grantee(s) herein is as follows:

~~510 Carpenter Alley~~ 6340 Red Fox Court
Coopersburg, PA 18036

Date: 1/11/01

Larissa M. Holmes
Attorney for Grantee(s)

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LYCOMING :

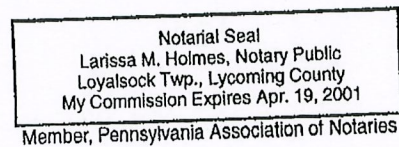
On this, the 12th day of October, 2000, before me a Notary Public, the undersigned officer, personally appeared **DENNIS McCARTY and RIA McCARTY, husband and wife**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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

- Seal -

Larissa M. Holmes
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LYCOMING :



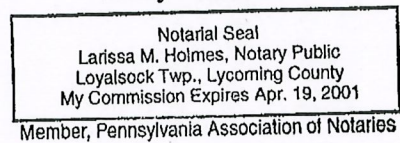
On this, the 19th day of October, 2000, before me a Notary Public, the undersigned officer, personally appeared **O. KENNETH SHAFFER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

- Seal -

Larissa M. Holmes
Notary Public

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :



On this, the 10 day of October, 2000, before me a Notary Public, the undersigned officer, personally appeared **JUDITH B. SHAFFER**, 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 official seal.

Evidence of Identity: Personal Knowledge
or type of I.D. FLORIDA LIT # 5160-422

- Seal - and did not take an oath. 41-5160

Kathleen L. Mann
Notary Public

