

SPECIAL WARRANTY DEED

MADE the 29th day of October, in the year two thousand and nine (2009).

BETWEEN DUANE K. VANFLEET and SUSAN A. VANFLEET, his wife, of the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, parties of the first part (hereinafter referred to as "**GRANTORS**");

A N D

J.A.K.S. REALTY, L.P., a Limited Partnership, organized and existing under the laws of the Commonwealth of Pennsylvania, with its principal offices located at in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, party of the second part (hereinafter referred to as "**GRANTEE**").

WITNESSETH, that in consideration of the sum of **ONE DOLLAR (\$1.00)** the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its successors and assigns:

ALL those two certain pieces, parcels and lots of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, designated as Lot #1B and Lot #1C on a Subdivision to Lands of Duane K. & Susan VanFleet, prepared by Thomas A. Bafile, Professional Engineer, dated December 11, 2007 and approved by the Loyalsock Township Planning Commission on April 4, 2008, which map was recorded in the Office of the Recorder of Deeds in and for Lycoming County in Map Book 60, Page 429, and Record Book 6336, Page 116, and is more particularly bounded and described in accordance with survey descriptions as prepared by Thomas A. Bafile, as follows, to-wit:

LOT 1-B

BEGINNING at a point on the westerly right-of-way of T-502, said point being the northeast corner of the herein described parcel; thence from said point of beginning and along said right-of-way the following three (3) courses and distances:

1. South twenty-three (23) degrees three (3) minutes fifty-nine (59) seconds east one hundred sixty-three and sixteen hundredths (163.16) feet;
2. South sixty-six (66) degrees fifty-six (56) minutes one (01) second west eight (8.00) feet;
3. South twenty-three (23) degrees three (03) minutes fifty-nine (59) seconds east thirty (30.00) feet to a point;

thence south sixty-six (66) degrees fifty-six (56) minutes one (01) second west forty-two (42.00) feet to a point; thence south twenty-three (23) degrees five (05) minutes ten and five tenths (10.5) seconds east sixty-seven and ninety hundredths (67.90) feet to a point; thence south twenty-one (21) degrees eighteen (18) minutes fifty-nine and one tenth (59.1) seconds east thirty-two and eleven hundredths (32.11) feet to a point; thence along the northerly side of Lot 1-C south forty-nine (49) degrees ten (10) minutes twenty-one and six tenths (21.6) seconds west five hundred thirteen and two hundredths (513.02) feet to a point; thence along lands now or formerly of Michael Wolf the following four (4) courses and distances:

1. North fifty-six (56) degrees forty-six (46) minutes forty-nine (49) seconds west five hundred eighty-seven and twenty hundredths (587.20) feet to a point;
2. North three (3) degrees twenty-one (21) minutes forty-two (42) seconds west fifty-one and sixteen hundredths (51.16) feet to a point;
3. North seventy (70) degrees fifty-five (55) minutes thirty-seven (37) seconds east seven hundred seventy-six and forty-seven hundredths (776.47) feet to a point;
4. South eighty-seven (87) degrees twelve (12) minutes sixteen (16) seconds east seventy-eighty and forty-six hundredths (78.46) feet to the place of beginning.
Containing 7.07 acres as above described.

PARCEL 1-C:

BEGINNING at a rebar, said point being on the westerly right-of-way of T-502 and the southeast corner of the herein described parcel; thence along lands now or formerly of Michael Wolfe the following three (3) courses and distances:

1. North sixty (60) degrees thirty-nine (39) minutes fifty-five (55) seconds west four hundred sixteen and thirty-nine (416.39) hundredths feet;
2. North fifty-one (51) degrees fifty-three (53) minutes fifty-six and seventy-eight hundredths (56.78) seconds east three hundred five and seventy hundredths (305.70) feet; and
3. North fifty-six (56) degrees forty-six (46) minutes forty-nine (49) seconds west two hundred five and eighty-eight hundredths (205.88) feet;

thence along the southerly side of Lot 1-B the following four (4) courses and distances:

1. North forty-nine (49) degrees ten (10) minutes twenty-one and six tenths (21.6) seconds east five hundred thirteen and two hundredths (513.02) feet to a point;
 2. North sixty-eight (68) degrees forty-one (41) minutes ninety hundredths (0.90) seconds east twenty-five (25.00) feet to a point;
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3. South twenty-one (21) degrees eighteen (18) minutes fifty-nine and one tenth (59.1) seconds east four hundred forty-eight and twenty hundredths (448.20) feet to a point; and
4. North sixty-eight (68) degrees forty-one (41) minutes ninety hundredths (0.90) seconds east twenty-five (25.00) feet to a point in the westerly right-of-way of T-502;

thence along the same the following four (4) courses and distances:

1. South twenty-one (21) degrees eighteen (18) minutes fifty-nine and ten hundredths (59.10) seconds east thirty-six and forty-two hundredths (36.42) feet;
2. South eight (8) degrees fifty-eight (58) minutes fifty-eight and fifty hundredths (58.50) seconds east sixty-three and sixty-three hundredths (63.63) feet;
3. South thirty-four (34) degrees eight (08) minutes twenty-eight and forty hundredths (28.40) seconds west forty-five and fourteen hundredths (45.14) feet; and
4. South forty-four (44) degrees twenty-two (22) minutes forty-four and four tenths (44.4) seconds west four hundred thirty and twelve hundredths (430.12) feet to the place of beginning. Containing 7.07 acres in all as above described.

BEING the same premises granted and conveyed unto Duane K. Vanfleet and Susan A. Vanfleet, his wife, by Deed of Duane K. Vanfleet and Susan A. Vanfleet, his wife, dated and recorded June 25, 2008 in Lycoming County Record Book 6378, Page 63.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 26-310-179.01 in the Office of the Lycoming County Tax Assessor, known as Grammer Road, Williamsport, Pennsylvania.

The above parcels are conveyed **under and subject** to the Declaration of Covenants and Restrictions which run with the land and are set forth as follows:

1. All lots within this subdivision shall be used for residential purposes only and no business or commercial venture of any kind shall be conducted upon the premises nor shall the premises be used for any illegal, immoral or offensive purposes. No building shall be erected, altered, placed or permitted to remain on the property other than single family dwellings, and the outbuildings used in connection therewith (other than a swimming pool or similar device). The term "outbuildings" shall include only a detached garage, children's playhouse, or storage building used for the convenience and pleasure of the occupants of the main dwelling. Any such "out buildings so erected shall conform to all local health, zoning and building codes, ordinances, and permits. All "outbuildings" shall be maintained in a neat and orderly manner and shall not be used as a residence, either temporary or permanent. All "outbuildings" must be constructed of regular building materials and the exterior finished with a type, color, design and quality of material that is complimentary to the main dwelling. Outbuildings cannot extend into any part of the
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principle building's front yard. No building shall be constructed or erected on any lot until the plans and specifications showing the location, nature, shape, height and grade of the dwelling and driveway have been submitted to and approved by the Loyalsock Township Zoning and Building Codes Division. Driveways are to be improved to match the existing Grammer Road finish for the first 40 feet. Owners are required to control storm water runoff so as not to affect neighboring properties. If required, a site plan showing the storm water management facilities and soil erosion control measures should be supplied to Loyalsock Township.

2. No dwelling erected hereon shall be modular, double wide, or pre-construction type. No mobile homes shall be installed.

3. There shall be no further subdivision of any building lots. No lot owner shall install roadways through the lots, with the exception of driveways.

4. Any construction of a dwelling commenced on a premises must be completed within 18 months of commencement. Within one (1) month after completion of a dwelling on a lot, debris and waste material remaining on the ground shall be picked up and disposed of.

5. No animals, including chickens, pigs, cows, goats, horses, or other animals known as livestock or poultry of any kind, shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. Household pets must be housed within the main dwelling. Fenced-in yard areas and/or kennel buildings for dogs must be kept in a clean, healthy and secure condition, and may be used only between 8:00 a.m. and 8:00 p.m.

6. No signs of any kind shall be displayed on the public view on any lot except signs used by the owner, builder, or Realtor to advertise the property during construction, for sale, or for rent.

7. All improved property within this subdivision will be kept in a neat and orderly condition. No lots will be used as a place for the outside storage of or making major repairs to trucks, automobiles, boats, campers, trailers, or other similar vehicles. No vehicles will be left as if abandoned for a period of more than thirty (30) days. No unlicensed vehicle, no recreational vehicles, no boats of any kind, and no trailers may be stored on any lot area in public view; however, unlicensed vehicles, recreational vehicles may be stored in buildings whose plans and specifications have been approved by the Loyalsock Township Zoning and Building Codes Divisions. Nor shall any ungaraged equipment, tractors or similar items be parked thereon overnight in public view, except for ungaraged vehicles of noncommercial passenger type such as cars, vans or pickup trucks. Heavy duty trucks and campers cannot be stored outside in public view.

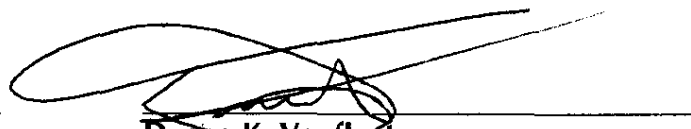
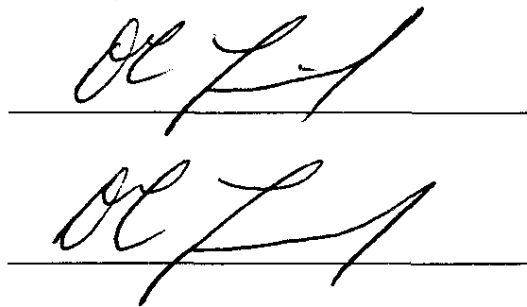
8. No lot shall be used or maintained as a dumping ground for rubbish, nor any rubbish or garbage or other waste of any type be allowed to accumulate on said lot. Trash, garbage or other waste shall not be kept except in containers in a clean and sanitary condition.

9. No burner barrels or incinerators shall be placed or used on the subject property.
10. No fence, hedge or wall shall be erected over six (6) feet in height and no fence shall be placed on the road frontage of such house. No chain link fence. No skateboard platforms shall be constructed.
11. No clear cutting of forested lots shall be permitted except for the Grantees' building site.
12. All electrical, telephone, radio and television secondary utility services shall be installed underground and there shall be no visible radio or television transmitting or receiving equipment over 24" in size on the premises. There is reserved to the Grantors, their heirs, successors and assigns, and to utility companies, the right of access to any existing or future underground utility for installation, maintenance and service on the premises.
13. All work shall be performed in accordance with all applicable local codes and ordinances having jurisdiction over the project site.

AND the said Grantors will **SPECIALY 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.

Signed, Sealed and Delivered
in the presence of



Duane K. Vanfleet



Susan A. Vanfleet

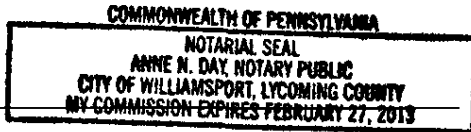
COMMONWEALTH OF PENNSYLVANIA:

: ss

COUNTY OF LYCOMING :

On this, the 29th day of October, 2009, before me, a Notary Public, the undersigned officer, personally appeared Duane K. Vanfleet and Susan A. Vanfleet, his 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.

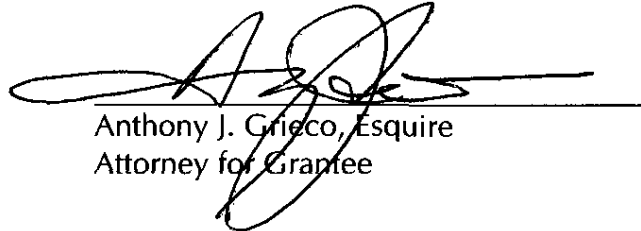
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.




Notary Public

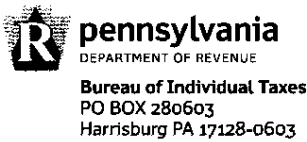
CERTIFICATE OF RESIDENCE

I hereby certify the precise residence of the Grantee herein is: 1700 Homewood Avenue, Williamsport, PA 17701


Anthony J. Grieco, Esquire
Attorney for Grantee

FILED
LYCOMING COUNTY
2009 NOV -3 P 4:00
ANNABEL MILLER
RECORDER OF DEEDS

200900015952
Filed for Record in
LYCOMING COUNTY PA
ANNABEL MILLER
11-03-2009 At 03:59 pm.
DEED 53.00
STATE TAX 528.24
LOCAL TAX 528.24
OR book 6796 Page 183 - 188 **A**



REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY			
State Tax Paid	A 528.24		
Book Number	6796		
Page Number	183		
Date Recorded	11/3/09		

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 Anthony J. Grieco, Esquire		Telephone Number: (570) 326-2443	
Street Address 125 East Third Street	City Williamsport	State PA	ZIP Code 17701

B. TRANSFER DATA

Grantor(s)/Lessor(s) Duane K. Vanfleet and Susan A. Vanfleet		Date of Acceptance of Document 10/29/09	
Street Address 820 Northway Road		Grantee(s)/Lessee(s) J.A.K.S. Realty, L.P.	
City Williamsport	State PA	ZIP Code 17701	Instrument 200900015952 OR
		book Page 6796 188 A	
		Street Address 1700 Homewood Avenue	
City Williamsport	State PA	ZIP Code 17701	City Williamsport
			State PA
			ZIP Code 17701

C. REAL ESTATE LOCATION

Street Address Grammer Road (two vacant lots)		City, Township, Borough Loyalsock	
County Lycoming	School District Loyalsock Area	Tax Parcel Number 26-310-179.01	

D. VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 44,390.00	5. Common Level Ratio Factor X 1.19	6. Fair Market Value = 52,824.10

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
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2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the United States 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, if other than listed above.) _____

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 10/29/09
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.