

BK3765PG291

WARRANTY DEED

SPECIAL WARRANTY DEED

MADE the *17th* day of *April*
in the year Two Thousand One (2001)

BETWEEN BERNICE G. KIBBE, Single, of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, Party of the First Part, hereinafter referred to as GRANTOR,

A N D

ROBERT M. KIBBE and HOLLY KIBBE, Husband and Wife, of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, Parties of the Second Part, hereinafter referred to as GRANTEES,

WITNESSETH, That in consideration of ONE and 00/100-----
-----(\$1.00)-----DOLLAR,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns,

ALL that certain lot of land situate in Susquehanna Township, Lycoming County, Pennsylvania, bounded and described according to a survey by Grantland K. Maneval, R.P.E., dated April 10, 1967, as follows:

BEGINNING at an iron stake in the west line of the 25 foot dirt road leading from the dirt Township Road known as Stewart Road through the land of Charles A. and Alice Johnson, said iron stake being the 13 following courses and distances from a spike in the intersection of Stewart Road (which leads to Route No. 41016) and a dirt lane, the dividing line between the land of Alvira F. Stewart and the land of Charles A. Johnson; South 30 degrees 45 minutes West, 600 feet along the center of Stewart Road; South 35 degrees 45 minutes West, 550 feet along the center of same; South 15 degrees 20 minutes West, 133 feet to a spike in the center of same, the end of Stewart Road; South 21 degrees 5 minutes East, 82 feet along the center of the aforesaid dirt road leading through the land of Charles A. Johnson; South 8 degrees East, 800 feet along the center of same; South 79 degrees West, 135.5

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feet along the center of same; North 69 degrees 35 minutes West, 77.3 feet along the center of same; North 35 degrees 25 minutes West, 56 feet along the center of same; North 20 degrees 5 minutes West, 69.1 feet along the center of same; North 16 degrees 45 minutes West, 443.6 feet along the center of same; North 83 degrees 25 minutes West, 104.9 feet along the center of same to an iron stake in the center of same; South 89 degrees West, 23 feet to an iron stake in the West line of same; South 56 degrees 30 minutes West, 547.5 feet; thence continuing along the West side of said 25 foot dirt road the two (2) following courses and distances: South 56 degrees 30 minutes West, 20 feet to an iron stake; and South 45 degrees West 30 feet to an iron stake in same; thence along lands now or formerly of William H. and Delores Kempf and the Grantor, North 45 degrees West, 55 feet to a point in the East side of the West Branch of the Susquehanna River at the low water mark; thence along the low water mark of same North 51 degrees 41 minutes East a distance of 60.58 feet to a point in same; thence along the land now or formerly of Gary F. and Barbara A. Bartlett, South 33 degrees 30 minutes East, 53 feet to an iron stake in the West side of the aforesaid dirt road, the place of beginning. Being Lot No. 41.

BEING the same premises granted and conveyed unto Bernice G. Kibbe, a single person, by deed of Robert L. Kibbe and Bernice G. Kibbe, formerly husband and wife, dated the 19th day of May, 1989, and recorded in the office for the recording of deeds in and for Lycoming County in Record Book 1423, Page 127.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel No. 55-04-141 in the Lycoming County Tax Assessment Office.

ALSO ALL that certain lot of land situate in Susquehanna Township, Lycoming County, Pennsylvania, bounded and described according to a survey by Grantland K. Mancval, R.P.E., dated April 10, 1967, as follows:

BEGINNING at an iron stake in the West line of the twenty-five (25) foot dirt road leading from the dirt township road known as Stewart Road through the land now or formerly of Charles A. and Alice M. Johnson, said iron stake being the fourteen (14) following courses and distances from a spike in the intersection of Stewart Road (which leads to Route No. 41016) and a dirt lane, the dividing line between the land now or formerly of Alvira F. Stewart and the land now or formerly of Charles A. Johnson: South thirty (30) degrees forty-five (45) minutes West six hundred (600) feet along the center of Stewart Road; South thirty-five (35) degrees forty-five minutes West five hundred fifty (550) feet along the center of same; South fifteen (15) degrees twenty (20) minutes West one hundred thirty-three (133) feet to a spike in the center of same, the end of Stewart Road; South twenty-one (21) degrees five (05) minutes East eighty-two (82) feet along the center of the aforesaid dirt road leading through the land now or formerly of Charles A. Johnson; South eight (08) degrees East eight hundred (800) feet along the center of same, South seventy-nine (79) degrees West one hundred thirty-five and five tenths (135.5) feet along the center of

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same; North sixty-nine (69) degrees thirty-five (35) minutes West seventy-seven and three-tenths (77.3) feet along the center of same; North thirty-five (35) degrees twenty-five (25) minutes West fifty-six (56) feet along the center of the same; North twenty (20) degrees five (05) minutes West sixty-nine and one-tenth (69.1) feet along the center of same; North sixteen (16) degrees forty-five (45) minutes West four hundred forty-three and six-tenths (443.6) feet along the center of same; North eighty-three (83) degrees twenty-five (25) minutes West one hundred four and nine tenths (104.9) feet along the center of same to an iron stake in the center of same; South eighty-nine (89) degrees West twenty-three (23) feet to an iron stake in the West line of same; South fifty-six (56) degrees thirty (30) minutes West five hundred forty-seven and five-tenths (547.5) feet along the West line of same, and South forty-five (45) degrees West thirty (30) feet; thence continuing along the West side of said twenty-five (25) foot dirt road South forty-five (45) degrees West fifty (50) feet to an iron stake in same; thence South 45 degrees 00 minutes West and along the West line of same, a distance of 25.00 feet to an iron pin; thence North 45 degrees 00 minutes West and along land now or formerly of William H. and Delores A. Kempf, a distance of sixty-three (63.00) feet to a point in the East side of the West Branch of the Susquehanna River at the low-water mark; thence along the low-water mark of same, North forty-nine (49) degrees thirty-five (35) minutes East, a distance of 25.08 feet to an iron pin; thence continuing along the said low-water mark, North fifty-one (51) degrees fifty (50) minutes East, a distance of 50.36 feet; thence South forty-five (45) degrees 00 minutes East and along the land now or formerly of Bernice G. Kibbe, a distance of 55.00 feet, to the point and place of beginning. Being Lot No. 40 and One-half of Lot No. 39.

BEING the same premises, as to Lot 40, granted and conveyed unto William H. Kempf and Delores A. Kempf, his wife, and Robert L. Kibbe and Bernice G. Kibbe, his wife, by deed of Charles A. Johnson and Alice M. Johnson, his wife, dated April 25, 1968 and recorded in Lycoming County Deed Book 538, Page 101. The said Robert L. Kibbe was divorced from the said Bernice G. Kibbe, and thereafter Edward A. Grabowski, Executor of the Estate of Robert L. Kibbe, Deceased, conveyed Robert L. Kibbe's undivided one-quarter (1/4) interest in Lot 40 unto Grantor herein by deed dated August 22, 1996 and recorded in Lycoming County Record Book 2667, Page 41, thereby vesting a one-half interest in the Grantor herein, it also being the same premises as to Lot 40, in which a one-half (1/2) interest in same was granted and conveyed unto the Grantor by deed of William H. Kempf and Delores A. Kempf, his wife, dated May 21, 1998 and recorded in Lycoming County Record Book 3019, Page 280, thereby vesting full right, title and interest in Grantor.

ALSO BEING a part of the same premises as to Lot 39 and conveyed unto the Grantor by deed of Robert L. Kibbe and Bernice G. Kibbe, his wife, by deed dated May 19, 1989 and recorded in Lycoming County Record Book 1423 at Page 123.

FOR IDENTIFICATION PURPOSES ONLY, being Tax Parcel No. 55-04-140 in the

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Lycoming County Tax Assessment Office.

THE ABOVE DESCRIBED PREMISES are conveyed under and subject to the following covenants, conditions and restrictions which form part of the consideration for this conveyance and run with the title to the land:

(1) No permanent dwelling shall be erected thereon; (2) The premises shall be used for recreation purposes only; (3) All sanitary facilities must be kept neat and in proper sanitary condition and must not be allowed to drain into the river; (4) All lots that are cleared must be seeded to prevent erosion.

TOGETHER with the right of Grantee, his heirs and assigns, to use in common with the present and future owners of the remaining lands of the Grantor, the above mentioned 25 foot dirt road leading from the Township Road for ingress to and egress from the lots herein conveyed.

THE FOLLOWING PARAGRAPH is inserted solely for the purpose of avoiding any liability on the part of Grantor under Act No. 431 of the General Assembly, July 17, 1957, P.L. 984 Sec. 1 as amended, 52 P.S. 1551, and for no other purpose, Grantor not intending thereby to reserve any rights whatsoever in the above described premises but intending by this deed to convey all her right title and all her estate in and to said premises, to the same extent and effect as this deed would convey without the insertion of such paragraph.

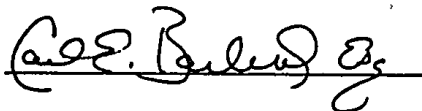
IF THERE IS OR HAS BEEN A PRIOR OR CONTEMPORANEOUS SEVERANCE EITHER OF ANY COAL UNDERNEATH ANY PART OF SAID SURFACE OR OF ANY PART OF THE RIGHT OF SURFACE SUPPORT FOR SAID SURFACE THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY 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, ACT OF JULY 17, 1957, P.L. 984; 52 P.S. 1551 AS AMENDED.

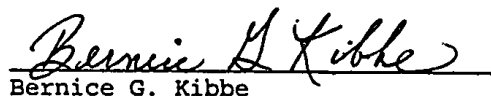
THIS IS A TRANSFER from mother to son, and is therefore exempt from Pennsylvania Realty Transfer Tax.

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

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

Sealed and delivered in the presence of




Bernice G. Kibbe

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DATE: 04/19/2001 TIME: 03:57P INST NO.: 5434

Lycoming County, PA
OFFICE OF THE Register and Recorder of Deeds

RECEIPT NO : 024838 TYPE DOC : DEED
REC FEE : 15.50
LRTT : 0.00
SRTT : 0.00
WRIT TAX : 0.50

DATE: 04/19/2001 TIME: 03:57P INST NO.:

Lycoming County, PA
OFFICE OF THE Register and Recorder of Deeds

RECEIPT NO : 024838 TYPE DOC : CO REC FUND
REC FEE : 1.00
LRTT : 0.00
SRTT : 0.00
WRIT TAX : 0.00

DATE: 04/19/2001 TIME: 03:57P INST NO.:

Lycoming County, PA
OFFICE OF THE Register and Recorder of Deeds

RECEIPT NO : 024838 TYPE DOC : RE REC FUND
REC FEE : 1.00
LRTT : 0.00
SRTT : 0.00
WRIT TAX : 0.00

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CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the Granteesherein is as follows:

RR 2 Ridge Road
Montgomery, PA 17752

Carl E. Bailey Esq.
Attorney or Agent for Grantee

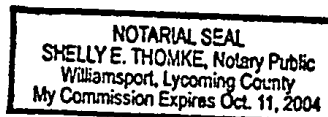
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LYCOMING :

On this, the 17th day of April, 2001, before me, a notary public, the undersigned officer, personally appeared BERNICE G. KIBBE, 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.

FILED
LYCOMING COUNTY
2001 APR 19 P 2:35
ANGEL MILLER
RECORDER OF DEEDS

Shelly E. Thomke
Notary Public
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LYCOMING :

RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Record Book 3765, Page 291.

WITNESS my Hand and Official Seal this 19th day of April, 2001.

Annabel Miller
Recorder of Deeds