

LYCOMING COUNTY
VERIFIED / ASSIGNED UPI
28-283-150

202300011021
Filed for Record in
LYCOMING COUNTY PA
DAVID A. HUFFMAN
10-25-2023 At 10:47 am.
DEED 78.75
STATE TAX 1400.00
LOCAL TAX 1400.00
OR book 9318 Page 2253 - 2258

This Deed

MADE the 20th day of October, in the year two thousand and twenty-three (2023),

BETWEEN WILLARD C. MOYER incorrectly identified on prior deed as
WILLIARD C. MOYER AND SANDRA L. MOYER, husband and wife, as
tenants by the entireties, of Lock Haven, Pennsylvania, parties of the first part,
GRANTORS,

AND

TIMOTHY J. BENNETT AND JESSICA M. BENNETT, husband and wife, as
tenants by the entireties, of Mill Hall, Pennsylvania, parties of the second part,
GRANTEES.

WITNESSETH, That in consideration of the sum of **ONE HUNDRED FORTY THOUSAND AND NO/100** (\$140,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors does hereby grant and convey to the said Grantees,

ALL that certain messuage, tenement and tract of land situate, lying and being in the Township of McHenry, County of Lycoming, and Commonwealth of Pennsylvania, as described in accordance with a survey by Richard H. Ohl, Registered Surveyor, as referred on the survey map filed at Lycoming County Map Book 53, at Page 130, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the eastern right-of-way of Pennsylvania State Highway Traffic Route No. 44, being the southwestern corner of lands now or formerly of George Aberts, being the northwest corner of the within described premises, the said premises also being located adjacent to and immediately west of the Fin, Fur, & Feather Wildlife Museum, thence from the point and place of beginning and running along the southern line of lands now or formerly of the said George Aberts, south seventy-eight (78) degrees forty-three (43) minutes east, a distance of two hundred (200) feet to an iron pin; thence running along line of lands of the said Wildlife Museum, south fifteen (15) degrees five (5) minutes west, a distance of one hundred ten (110) feet to an iron pin; thence running along the northern line of a thirty (30) foot private right-of-way leading to the Wildlife Museum, north seventy-eight (78) degrees forty-three (43) minutes west, a distance of two hundred (200) feet to an iron pin in the eastern right-of-way line of the said Pennsylvania State Highway Traffic Route No. 44; thence running along the said eastern line of Pennsylvania State Highway Traffic Route No. 44, north fifteen (15) degrees five (5) minutes east, a distance of one hundred ten (110) feet to the point and place of BEGINNING.

UNDER AND SUBJECT to an Easement and Maintenance Agreement as recorded in Lycoming County Record Book 3205, at page 148.

FOR IDENTIFICATION PURPOSES ONLY, known as the records of the Lycoming County Tax Assessment Office as Tax Parcel No. 28-283-150, more commonly known as 17798 North Route 44 Highway, Lock Haven Pennsylvania 17745.

SUBJECT to all existing easements, restrictions, covenants and conditions of record, including matters shown on recorded plats.

BEING the same premises which became vested in Williard C. Moyer and Sandra L. Moyer, husband and wife, as tenants by the entireties, by deed of Joshua A. Snyder, dated July 10, 2020, recorded July 17, 2020 in the Lycoming County Recorder of Deed Office at Instrument Number 202000007751, or Book 9219, Page 1558.

GRANTORS certify that no hazardous waste, within the meaning of the Solid Waste Management Act of 1980, is presently being disposed of or has ever been disposed of by the Grantors or to the Grantors actual knowledge in or upon the above described premises.

TOGETHER, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs, and assigns forever.

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

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

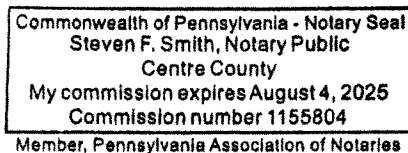
Willard C. Moyer (SEAL)
Williard C. Moyer
willard

Sandra L. Moyer (SEAL)
Sandra L. Moyer

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

This record was acknowledged before me on October 20, 2023 by
Williard C. Moyer and Sandra L. Moyer.

(Stamp)

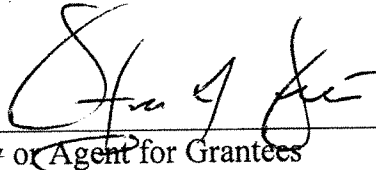


[Signature]
Signature of Notarial Officer

CERTIFICATE OF RESIDENCE

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

60 Hickory Lane
Mill Hall, PA 17751



Attorney or Agent for Grantees

ROBERT H. BASCOM, JR.
ATTORNEY AT LAW
432 Rolling Ridge Drive, Suite 3A
State College, PA 16801
(814) 237-6440