

**SULLIVAN COUNTY RECORDER OF DEEDS
REGISTER OF WILLS
CLERK OF ORPHANS' COURT**

**KELLIE CARPENTER - RECORDER
MAIN AND MUNCY STREETS
LAPORTE, PA 18626**

KAREN BAUMUNK - FIRST DEPUTY



*Sullivan County Court House
Built 1894*

Instrument Number - 202500484

Recorded On 3/13/2025 At 1:14:41 PM

*** Total Pages - 5**

*** Instrument Type - DEED**

Invoice Number - 93785

*** Grantor - BENNETT, RUSSELL D**

*** Grantee - TUBACH, WALTER D**

*** Customer - ACCURATE ABSTRACTS INC**

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$16.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
PARCEL CERTIFICATION FEE	\$10.00
TOTAL PAID	\$71.75

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

**I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Sullivan County, Pennsylvania.**

Kellie Carpenter

**Recorder Of Deeds
Register Of Wills
Clerk Of Orphans Court**



RETURN DOCUMENT TO:

**ACCURATE ABSTRACTS INC
PO BOX 473
DUSHORE, PA 18614**

*** - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.**

00C6DD



DO NOT ADVERTISE

Tax Parcel No. formerly known as 8-24-2F-49,
now known as Tax Parcel No. 08-004-0087

Sullivan County Assessment Office
CERTIFICATION OF PARCEL NUMBER
ONLY - DOES NOT CERTIFY THE SM.
CONTENTS OF THIS DOCUMENT

THIS DEED,

Made the 4th day of February, in the year two thousand twenty-five (2025)
Between **RUSSELL D. BENNETT and JACK L. BENNETT,**
individually and as surviving residuary beneficiaries of the Estate of
LETTIE M. BENNETT, deceased, late of Forksville Borough,
Pennsylvania-----**GRANTORS**

RECEIVED
2/25/2025 2:50:58 PM
Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

AND

WALTER D. TUBACH and LOU ANN TUBACH,
husband and wife,
of 5826 Route 87, Forksville, Pennsylvania 18616-----**GRANTEES**

Witnesseth, that in consideration of the sum of one and 00/100-----
-----(\$1.00)-----Dollar,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby
release and quit claim to the said Grantees, their Heirs and Assigns,

ALL that certain piece, parcel and lot of land in Forksville Borough, Sullivan
County, Pennsylvania; bounded and described as follows:

BEGINNING at a post at the limit of Bridge Street; thence along the same North
63½° East 54½ feet to a post, the corner of the School House lot; thence on the line of
said lot and land formerly of Moses A. Rogers South 29° East 144 feet to a post corner;
thence on line of land formerly of said Moses A. Rogers South 63½° West 66½ feet to a
post corner; thence along an alley reserved by said Moses A. Rogers between said lot and
the Laporte Road North 26¾° West 144 feet to the place of beginning.

Containing 8,712 square feet, strict measure, be the same more or less.

TOGETHER WITH certain roadway rights as set forth in deed from Fred M.
Rogers and Kate A. Rogers, dated 8 July 1936 and recorded in Sullivan County Deed
Book 52 at page 709.

BEING the same premises conveyed to C. Howard Bennett and Lettie M.
Bennett, his wife, by deed of Walter Baumunk, dated 31 January 1950 and recorded 1
April 1950 in Sullivan County Deed Book 61 at page 0003.

Lettie M. Bennett died testate on 29 October 1992. Russell D. Bennett, Jack L. Bennett and Clarence T. Bennett, were residuary beneficiaries under her Last Will and Testament dated 3 February 1972 and probated by the Sullivan County Register of Wills on 10 November 1992 to Estate No. 57-92-58. Clarence T. Bennett departed this life on 14 April 2015, leaving Russell D. Bennett and Jack L. Bennett as surviving residuary beneficiaries.

The said Russell D. Bennett and Jack L. Bennett, surviving residuary beneficiaries of the Estate of Lettie M. Bennett, deceased, are the purported owners of real estate formerly known as Sullivan County Tax Parcel No. 8-24-2F-49, and described in Sullivan County Deed Book 61 at page 0003.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

Russell D. Bennett (Seal)
Russell D. Bennett

in the presence of

Jack L. Bennett (Seal)
Jack L. Bennett

Commonwealth of Pennsylvania :
County of *Sullivan* : ss.
:

This record was acknowledged before me on 4 February 2025, by Russell D. Bennett, residuary beneficiary of the Estate of Lettie M. Bennett, deceased.

Commonwealth of Pennsylvania - Notary Seal
Laura C. Cimino, Notary Public
Sullivan County
My commission expires December 16, 2026
Commission number 1113964
Member, Pennsylvania Association of Notaries

Laura C. Cimino
Notary Public

Commonwealth of Pennsylvania :
County of *Sullivan* : ss.
:

This record was acknowledged before me on 24 February 2025, by Jack L. Bennett, residuary beneficiary of the Estate of Lettie M. Bennett, deceased.

Commonwealth of Pennsylvania - Notary Seal
Laura C. Cimino, Notary Public
Sullivan County
My commission expires December 16, 2026
Commission number 1113964
Member, Pennsylvania Association of Notaries

Laura C. Cimino
Notary Public

I hereby certify that the precise residence of the Grantees is:

5826 Route 87
Forksville, PA 18616



Agent for Grantees



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	INST #
Page Number	202500484
Date Recorded	3-13-25

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 Accurate Abstracts, Inc.		Telephone Number: (570) 928-7500	
Mailing Address P.O. Box 473	City Dushore	State PA	ZIP Code 18614

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Estate of Lettie M. Bennett

Mailing Address
P.O. Box 27

City
Forksville

State
PA

ZIP Code
18616

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
Walter D. and LouAnn Tubach

Mailing Address
5826 Route 87

City
Forksville

State
PA

ZIP Code
18616

D. REAL ESTATE LOCATION

Street Address
Route 154

County
Sullivan

School District
Sullivan County

City, Township, Borough
Forksville Borough

Tax Parcel Number
8-24-2F-49, 08-004-0087

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

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

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed 100
---------------------------------	---	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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.) Quit claim deed for a parcel that was removed from the assessment records in approximately 1970, PennDOT deed of easement, but parcel was never utilized by PennDOT. 0.2 acre

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 03/12/25
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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.

**SULLIVAN COUNTY RECORDER OF DEEDS
REGISTER OF WILLS
CLERK OF ORPHANS' COURT**

**KELLIE CARPENTER - RECORDER
MAIN AND MUNCY STREETS
LAPORTE, PA 18626**

KAREN BAUMUNK - FIRST DEPUTY



*Sullivan County Court House
Built 1894*

**Instrument Number - 202400306
Recorded On 2/23/2024 At 8:36:14 AM**

*** Total Pages - 5**

*** Instrument Type - DEED**

Invoice Number - 91628

*** Grantor - TUBACH, MATTHEW W**

*** Grantee - TUBACH, WALTER D**

*** Customer - ACCURATE ABSTRACTS INC**

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
PARCEL CERTIFICATION	\$10.00
FEE	
TOTAL PAID	\$69.25

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Sullivan County, Pennsylvania.**

Kellie Carpenter

**Recorder Of Deeds
Register Of Wills
Clerk Of Orphans Court**



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00C025



Tax Parcel No. 08-074-0007-001

Sullivan County Assessment Office
CERTIFICATION OF PARCEL NUMBER
ONLY - DOES NOT CERTIFY THE
CONTENTS OF THIS DOCUMENT

THIS DEED,

Made the *10th* day of February, in the year two thousand twenty-four (2024)

Between **MATTHEW W. TUBACH and ASHLEY M. TUBACH,**
husband and wife,
of 104 Allegheny Road, Muncy Valley, Pennsylvania 17758-GRANTORS

RECEIVED
02/22/2024 3:05:20 PM
Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

AND

WALTER D. TUBACH and LOU ANN TUBACH,
husband and wife,
of 5826 Route 87, Forksville, Pennsylvania 18616-----GRANTEES

*Witnesseth, that in consideration of the sum of twenty-five thousand and 00/100-----
-----(\$25,000.00)-----Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do hereby grant
and convey to the said Grantees, their Heirs and Assigns,*

ALL that certain lot of land in Forksville Borough, Sullivan County,
Pennsylvania, bounded and described as follows:

LOT NO. 2

BEGINNING at a pile of stones on the line of lands of the Forksville Fair Grounds, the southeast corner of lands herein described; thence North 30° West 5 rods to a pile of stones, a corner of said fair grounds; thence South 73° West 9 rods along said fair ground lands to a point in the northerly bank of the Loyalsock Creek; thence northwesterly along said bank of the Loyalsock Creek 44 rods to a point in said bank; thence North 66° East 10 rods along lands of Howard Bennett to a point; thence still along said Bennett lands North 36° West 1 rod to a point; thence North 64° East 40 rods along lands of the Forksville School District to a pile of stones for a corner; thence South 57° East 28 rods along lands formerly of Huckel to a pile of stones for a corner; thence South 35° West 72 rods along lands of the Central New York Conference of the Methodist Church to a pile of stones, the place of beginning.

Containing 17 acres of land, be the same more or less.

The above-described premises is more accurately described as follows:

BEGINNING at a point along the high water mark of the Loyalsock Creek at a common intersection with lands now or formerly of the Sullivan County Agricultural Society; thence along the high water mark of the Loyalsock Creek the following seven courses and distances: (1) North 16° 33' 00" West 32.4 feet to a point, (2) North 08° 25' 30" West 81.0 feet to a point, (3) North 12° 35' 45" West 90.4 feet to a point, (4) North 10° 02' 45" West 173.3 feet to a point, (5) North 20° 19' 15" West 170.4 feet to a point, (6) North 16° 08' 30" West 61.1 feet to a point, and (7) North 17° 04' 45" West 137.5 feet to a point for a corner; thence leaving said high water mark of the Loyalsock Creek North 54° 59' 00" East 165.0 feet, crossing State Road #0154, through a set pin on line to a set pin in line of lands now or formerly of Lettie M. Bennett; thence along said lands of Bennett North 47° 01' 00" West 16.5 feet to a found axle in line of lands now or formerly of Lynn F. & Nesta M. Myers; thence along said lands of Myers North 52° 59' 15" East 638.3 feet to a found cairn with a set pin in line of lands of Penny Hill Whitetails, Inc.; thence along said lands of Penny Hill Whitetails, Inc. South 64° 19' 45" East 443.1 feet to a found stone monument in cairn in line of lands of the Sullivan County Agricultural Society; thence along line of lands of said Sullivan County Agricultural Society the following three courses and distances: (1) South 29° 07' 15" West 1,127.0 feet along a blazed line to a found cairn with a set pin, (2) North 30° 49' 30" West 82.5 feet along a blazed line to a found cairn with a set pin, and (3) South 71° 42' 45" West 270.3 feet along a blazed line, crossing the aforementioned State Road #0154, through a set pin on line, to a point along the high water mark of the Loyalsock Creek, the point of beginning.

Containing 15.50 acres, and being Lot #3 as shown on Plat #254.01 of Glen R. Yasharian, P.L.S., dated 9 December 2009, entitled "Boundary Retracement Survey for Richard Gleockler."

BEING the same premises conveyed to Matthew W. Tubach and Ashley M. Tubach, husband and wife, by deed of Denise B. Ecker, Sole Member of Ecker Forksville LLC, dated 14 September 2022 and recorded 26 September 2022 as Sullivan County Instrument No. 202201940.

RESERVING unto the prior grantor, its successors and/or assigns, all right, title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and market the same therefrom, with the right to remove property and improvements.

FURTHER RESERVING unto the prior grantor, its successors and assigns, all right, title and interest now existing in any oil, gas and/or mineral lease of record theretofore executed and that the prior grantor, its successors and assigns, shall receive all interest to all future leases, including but not limited to all bonuses, rents, royalties and

other benefits which may accrue under the terms of said lease insofar as it covers the above-described land from and after the date hereof.

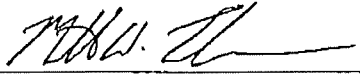
This transfer is from son and daughter-in-law to parents; therefore no Pennsylvania or local realty transfer taxes are owing on account hereof.

No title work requested.

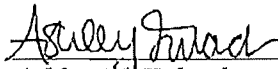
And the said Grantors Will Warrant Specially the property hereby conveyed.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

 (Seal)
Matthew W. Tubach

in the presence of

 (Seal)
Ashley M. Tubach

Commonwealth of Pennsylvania :
County of *Sullivan* : ss.
:

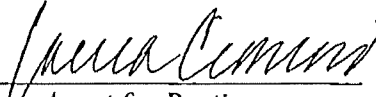
This record was acknowledged before me on 10 February 2024, by Matthew W. Tubach and Ashley M. Tubach, husband and wife.

Commonwealth of Pennsylvania - Notary Seal
Laura C. Cimino, Notary Public
Sullivan County
My commission expires December 16, 2026
Commission number 1113964
Member, Pennsylvania Association of Notaries


Notary Public

I hereby certify that the precise residence of the Grantees is:

5826 Route 87
Forksville, PA 18616


Agent for Parties