

Tax Parcel No. 08-074-0007 and Tax Parcel No. formerly known as 8-24-2F-49

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

RIGHT OF WAY AGREEMENT

Made this 26 day of August, 2022, by and between

RUSSELL D. BENNETT and JACK L. BENNETT,
Individually and as Heirs of the
Estate of Lettie Bennett, deceased,
late of Forksville Borough, Pennsylvania,
hereinafter "BENNETT"

and

MATTHEW W. TUBACH and ASHLEY M. TUBACH, husband and wife,
of 104 Allegheny Road, Muncy Valley, Pennsylvania 17758,
hereinafter "TUBACH"

WITNESSETH:

WHEREAS, Russell D. Bennett, Jack L. Bennett and Clarence T. Bennett, heirs of the Estate of Lettie 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 003; and

WHEREAS Clarence T. Bennett departed this life on 14 April 2015; and

WHEREAS, Matthew W. Tubach and Ashley M. Tubach, husband and wife, are the intended owners of real estate known as a portion of Sullivan County Tax Parcel No. 08-074-0007, and described in a deed intended to be recorded contemporaneously with this agreement; and

WHEREAS, the Tubach property desires to be served by a proposed driveway easement crossing lands of Bennett which is visible on the ground, as referenced on Survey Job 22-0114 of James F. Lambert, P.L.S., dated 28 May 2022, and intended to be recorded with this agreement;

WHEREAS, the driveway easement is approximately 30 feet wide;

AND WHEREAS, the parties hereto desire to establish their respective rights and obligations with respect to said existing shared driveway;

NOW THEREFORE, in consideration of the sum of one (\$1.00) dollar and the mutual grants and conditions contained herein, the parties hereto do hereby agree as follows:

RECEIVED
09/23/2022 9:58:45 AM
Kellie Carpenter
REGISTER AND RECORDER
SULLIVAN COUNTY
Pennsylvania

Russell D. Bennett and Jack L. Bennett, surviving heirs of the Estate of Lettie Bennett, deceased, for themselves, their heirs and assigns, hereby grant and convey to Matthew W. Tubach and Ashley M. Tubach, husband and wife, their heirs and assigns, the free and uninterrupted use, liberty, and privilege of, and passage in and along the certain proposed driveway from Huckle Street to the point where the proposed driveway leaves property of Bennett.

1. Any improvement to, and maintenance of, the existing driveway shall be the responsibility of Tubach.
2. The width of the driveway and the location of the driveway shall not be changed without the written consent of all the parties.
3. The parties agree that they shall not obstruct the roadway.

The parties are hereby granted free ingress, egress and regress to and for themselves, their heirs; successors and assigns, to the respective portions of the driveway herein granted, at all times and seasons forever hereafter.

TO HAVE AND TO HOLD all and singular the privileges aforesaid to the said respective grantees, their successors and assigns, to the only proper use and behoof of the said grantees, their successors and assigns, forever as aforesaid.



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	INSTR #
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

C. Date of Acceptance of Document

Grantor(s)/Lessor(s) Estate of Lettie M. Bennett		Grantee(s)/Lessee(s) Walter D. and LouAnn Tubach	
Mailing Address P.O. Box 27		Mailing Address 5826 Route 87	
City Forksville	State PA	ZIP Code 18616	
			City Forksville
			State PA
			ZIP Code 18616

D. REAL ESTATE LOCATION

Street Address Route 154		City, Township, Borough Forksville Borough	
County Sullivan	School District Sullivan County	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
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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.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals, the day and date first above appearing.

Witness:

Russell D. Bennett (Seal)
Russell D. Bennett, Heir
of the Estate of Lettie Bennett

Jack L. Bennett (Seal)
Jack L. Bennett, Heir
of the Estate of Lettie Bennett

Matthew W. Tubach (Seal)
Matthew W. Tubach

Ashley M. Tubach (Seal)
Ashley M. Tubach

Commonwealth of Pennsylvania :
County of Sullivan : ss.
:

This record was acknowledged before me on 28 August 2022, by Russell D. Bennett, Individually and as Heir of the Estate of Lettie Bennett, deceased.

Commonwealth of Pennsylvania - Notary Seal
Laura C. Cimino, Notary Public
Sullivan County
My commission expires December 16, 2022
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 26 August 2022, by Jack L. Bennett, Individually and as Heir of the Estate of Lettie Bennett, deceased.

Commonwealth of Pennsylvania - Notary Seal
Laura C. Cimino, Notary Public
Sullivan County
My commission expires December 16, 2022
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 28 August 2021, 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, 2022
Commission number 1113964
Member, Pennsylvania Association of Notaries

Laura C. Cimino
Notary Public