

BK2776PG298

SPECIAL WARRANTY DEED

MADE the 10th day of April, in the year nineteen hundred and ninety-seven (1997).

BETWEEN BRUCE H. FLOOK and JANET E. BAIER, husband and wife, of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, Party of the First Part, hereinafter referred to as "GRANTORS",

A N D

BRUCE E. FLOOK, of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, Party of the Second Part, hereinafter referred to as "GRANTEE".

WITNESSETH, That in consideration of the sum of-----ONE and NO/100-----
-----(\$1.00)-----DOLLARS,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, his heirs and assigns,

ALL that certain message or tenement and lot of land situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Grantland K. Maneval, Registered Surveyor, on April 20, 1971, as follows, to-wit:

BEGINNING at an iron stake at the Northwest corner of the parcel of land hereinabove described; thence North eighty-two (82) degrees forty-five (45) minutes West along said Case land, two thousand thirty-six (2036) feet to a point in the eastern line of land now or formerly of Dr. John High; thence North seven (7) degrees fifteen (15) minutes East along said High land, five hundred forty-four and five tenths (544.5) feet to a point; thence along said Jopson land, by the two (2) following courses and distances: (1) South eighty-two (82) degrees forty-five (45) minutes East, two thousand thirty-six (2036) feet to an iron stake; and (2) South seven (7) degrees fifteen (15) minutes West, five hundred forty-four and five tenths (544.5) feet to the place of beginning; containing in the aggregate twenty-six and one one-hundredths (26.01) acres of land, excluding highway right-of-way.

ALSO GRANTING to the Grantee herein, his heirs and assigns, the right to ingress, egress and regress to and from the second parcel of land hereinabove described over and along a twenty-five (25) foot right-of-way across other land of the said Monroe W. Case, et ux., and reserving to the said Monroe W. Case, et ux. the right to use the same equally with the Grantee herein, his heirs and assigns, the land over which said right-of-way extends being bounded and described as follows:

BEGINNING at the iron stake which is the Northwest corner of the first parcel hereinabove described and at the Southeast corner of the second parcel hereinabove described; thence South seven (7)

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degrees fifteen (15) minutes West along the first parcel hereinabove described, sixty-nine and four tenths (69.4) feet to an iron stake at the South-west corner thereof; thence North fifty-nine (59) degrees forty-five (45) minutes West, twenty-five (25) feet, more or less, to a point which is North eighty-two (82) degrees forty-five (45) minutes West, twenty-five (25) feet, strict measure, from the western line of the first parcel hereinabove described; thence North seven (7) degrees fifteen (15) minutes East along said Case land, sixty-nine (69) feet, more or less, to a point in the southern line of the second parcel hereinabove described; thence South eighty-two (82) degrees forty-five (45) minutes East along said second parcel, twenty-five (25) feet, strict measure, to the place of beginning.

EXCEPTING AND RESERVING, HOWEVER, unto the said Monroe W. Case and Eva Jane Case, his wife, for and during the term of their natural lives or the life of the survivor of them, that certain two story frame building along the western line of State Highway Route #287 with the plot of land upon which the same is erected and extending ten (10) feet westerly, ten (10) feet northerly and ten (10) feet southerly from said building, and extending between parallel lines easterly to said highway.

BEING the same premises which Norman J. Bell, Jr. and Donna R. Bell, his wife conveyed to Bruce H. Flook and Janet E. Baier, his wife by deed dated January 13, 1986 and recorded January 28, 1986 in Lycoming County Record Book 1136 at page 333.

FOR IDENTIFICATION PURPOSES ONLY this land is known as parcel no. 31-30600108 in the Lycoming County Tax Assessor Office.

THIS IS A CONVEYANCE FROM HUSBAND AND WIFE TO HUSBAND AND IF THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

AND the said Grantors will **SPECIALLY 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

Kristine L. Malt

Kristine L. Malt

Bruce H. Flook (SEAL)
BRUCE H. FLOOK

Janet E. Baier (SEAL)
JANET E. BAIER

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DATE: 04/11/1997 TIME: 04:41P INST NO.: 4972

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

RECEIPT NO : 027520	TYPE DOC : DEED
REC FEE	13.00
LRTT	0.00
SRIT	0.00
WRIT TAX	0.50

COMMONWEALTH OF PENNSYLVANIA :

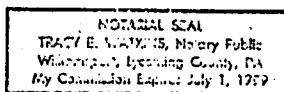
COUNTY OF Lycoming :

On this, the 10th day of April, 1997, before me, a Notary Public, the undersigned officer, personally appeared Bruce H Flook, Janet E. Baier, 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.

My Commission Expires:

Tracy E. Watkins
Notary Public



CERTIFICATE OF RESIDENCE

I hereby certify the precise residence of the Grantee herein is:

707 Hepburn Street
Williamsport PA 17701

FILED
LYCOMING COUNTY
APR 11 4 42 PM '97
ANGEL HILLER
RECORDER OF DEEDS

Kristine L. Matz
(Attorney/Agent for Grantee)