

VACANT LAND INFORMATION SHEET

VLI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 00 Raven Run Road, Saxton, PA 16678

3 **SELLER(S)** Justin E. & Lydia B. Nace, Eric B. & Molly H. Troup

4 Seller is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real
6 estate broker (Agent for Seller), any real estate broker, or their agents.

1. SELLER'S INFORMATION

(A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements? ☐ Yes ☒ No

(B) The individual completing this form is the:

- ☒ Owner
☐ Executor
☐ Administrator
☐ Trustee
☐ Power of Attorney

Explain any yes answers that you give in this section and, if applicable, attach supporting documentation:

2. PROPERTY DESCRIPTION (Attach current deed, if available)

The Property consists of 21.2 acres of vacant woodland with ample road frontage located along Raven Run Road in Saxton, PA

3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

(A) Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No

(B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or affect the Property? ☐ Yes ☒ No

(C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might affect the Property? ☐ Yes ☒ No

(D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?

☐ Yes ☒ No

(E) Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No

(F) Do you know of any encroachments, boundary line disputes or easements on the Property? ☐ Yes ☒ No

(G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or maintenance agreements for common areas? ☐ Yes ☒ No

Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:

4. HAZARDOUS SUBSTANCES

(A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlorinated biphenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☒ No

(B) To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No

(C) Do you know of any other environmental concerns that might impact the Property? ☐ Yes ☒ No

(D) Are you aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☒ No

(E) Are you aware of any discoloring of the soil or vegetation? ☐ Yes ☒ No

(F) Do you know if the Property is near any current or former waste disposal sites? ☐ Yes ☒ No

(G) Are you aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☒ No

1. Total number of storage tanks on the Property: _____ Aboveground _____ Underground

2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☒ No

3. If no, identify any unregistered storage tanks:

Seller Initials: *JEN LON* *MIT*

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Juniata Realty, 13921 Lincoln Highway Everett PA 15537
Cody Smith

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Phone: 8145855954

Fax: 8146526365

Nace & Troup

4. Has any storage tank permit ever been revoked? ☐ Yes ☒ No
5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No
6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No
- Explain: _____
7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property? ☐ Yes ☒ No
8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☒ No
- Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: _____

5. STATUS OF UTILITIES

(A) Source of water:

- | | | |
|--|------------------------------------|--|
| ☐ Public Water | ☐ Connected | ☐ Not Connected |
| ☐ On-Site Water | ☐ Connected | ☐ Not Connected |
| ☐ Community Water | ☐ Connected | ☐ Not Connected |
| ☒ None | | |

1. If known, provide the date the water was last tested n/a
2. What was the result of the test? n/a
3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☒ Not Applicable
- If no, explain: _____
4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
- If yes, explain: _____
5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☒ Not Applicable

(B) Sewage system:

- | | | |
|---------------------------------------|--|--|
| ☐ Public Sewer | ☐ Private Sewer | ☐ Septic Tank |
| ☐ Cesspool | ☐ Holding Tank | ☒ None |
| ☐ Other | | |

1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the Department of Environmental Protection? ☒ Yes ☐ No Perc Test in Progress
2. If there is a septic tank on the Property, what is the type of tank?
☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): n/a
3. If known, provide the date the on-site sewage disposal system was last serviced n/a
4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
- If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
- If yes, explain: No existing sewer system. Perc Test in progress with Bedford County Sanitary Corporation
6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☒ No

6. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
- (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
☐ Yes ☒ No
- (C) The Property is currently zoned Rural Residential Zoned
by the Liberty Township (municipality).
- (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

7. LEGAL/TITLE ISSUES

- (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No

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Seller Initials: _____

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- (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? ☐ Yes ☒ No
- (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- (H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

8. OIL, GAS, AND MINERAL RIGHTS

- (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? ☐ Yes ☒ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
- If yes, is the Property pooled or unitized? ☐ Yes ☐ No
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

9. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
- If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____
- (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☒ No
- If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No n/a

10. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1, et seq.) (Clean and Green Program)? ☒ Yes ☐ No
- Note:** An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years.
- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? ☐ Yes ☒ No
- Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the property was subject to the covenant, limited to the past 5 years.
- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

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Seller Initials: _____

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11. SERVICE PROVIDER/CONTRACTOR INFORMATION

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(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,

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groundskeeping, pest control). Attach additional sheet if necessary: None

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(B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water

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softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: None

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The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's

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knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real

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estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS

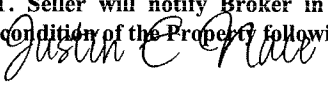
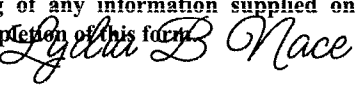
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STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a

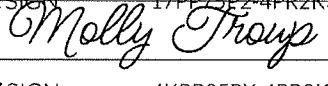
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change in the condition of the Property following completion of this form.

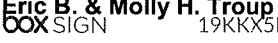
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SELLER   Aug 18, 2025

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SELLER   Aug 18, 2025

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SELLER   DATE _____

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

BROKER (Company) Juniata Realty

LICENSEE(S) Cody R. Smith

SELLER Justin E. & Lydia B. Nace, Eric B. & Molly H. Troup

PROPERTY 00 Raven Run Road, Saxton, PA 16678

DATE OF LISTING CONTRACT August 20, 2025

1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

☒ Electric Location/Provider Penelec

☐ Gas Location/Provider

☐ Telephone Location/Provider

☐ Water Type: ☐ Public ☐ On-site (well) ☐ Community ☐ Other

Provider/Location

☐ Sewer Type: ☐ Public ☐ On-site septic ☐ Community ☐ Other

Provider/Location

Has an on-site system been approved? ☐ Yes ☐ No Has a percolation test been performed? ☐ Yes ☐ No

If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☐ No

☒ Other Percolation test in progress with Bedford County Sanitary Corporation

B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No

2. ADDITIONAL DUTIES OF SELLER

A. Within 1 days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.

B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):

☒ Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490. 1 et seq. (Clean and Green Program)

☐ Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)

☐ Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)

☐ Other

B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property

C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:

☐ Contamination by one or more substances that requires remediation;

☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;

☐ The presence of one or more substances whose removal or disposal is subject to any law or regulation;

☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;

☐ The presence of underground fuel or liquid storage tanks.

Explain any items checked above:

All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

SELLER Justin E. & Lydia B. Nace DATE 8/18/2025

SELLER Eric B. & Molly H. Troup DATE 8/18/2025

SELLER DATE

BROKER (Company Name) Juniata Realty

ACCEPTED BY Cody R. Smith DATE 8/19/25



Pennsylvania
Association of
Realtors

Juniata Realty, 13921 Lincoln Highway Everett PA 15537
Cody Smith

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Fax: 8146526365

Nace & Troup

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OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

OGMD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 00 Raven Run Road, Saxton, PA 16678
2 **SELLER** Justin E. & Lydia B. Nace, Eric B. & Molly H. Troup
3 **BUYER**

4 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best inten-
5 tions of sellers, property owners are often not aware of the precise extent of the oil, gas and/or mineral rights/interests that they
6 may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the oil,
7 gas and/or mineral rights/interests for the Property and is not a substitute for any inspections or warranties that Buyer may wish
8 to obtain. The responses provided below are given to the best of Seller's knowledge and may not reflect all oil, gas and/or mineral
9 rights/interests for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or rep-
10 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is advised to conduct a full
11 examination of oil, gas and/or mineral rights/interests for the Property.

12 1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS OWNED

13 (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):

14 ☒ Oil
15 ☒ Gas
16 ☒ Minerals
17 ☒ Coal
18 ☒ Other

19 (B) Owner of the following rights, if not Seller:

20 Oil ☐ unknown
21 Gas ☐ unknown
22 Minerals ☐ unknown
23 Coal ☐ unknown
24 Other ☐ unknown

25 (C) Seller ☐ is ☒ is not aware of a lease affecting subsurface rights.

26 If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? ☐ Yes ☐ No

27 (D) The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/interests that will be con-
28 veyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet
29 enjoyment of these rights/interests.

30 2. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED

31 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed
32 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:

33 ☐ Oil
34 ☐ Gas
35 ☐ Minerals
36 ☐ Coal
37 ☐ Other

38 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-
39 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.

40 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-
41 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these
42 rights/interests.

43 (D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or
44 without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any infor-
45 mation provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and
46 may not be current.

47 **Seller's Initials:** John LON

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Buyer's Initials: _____ / _____



Pennsylvania
Association of
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Juniata Realty, 13921 Lincoln Highway Everett PA 15537

Cody Smith

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Fax: 8146526365

rev. 9/22; rel. 1/23

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48 **3. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS RESERVED**

49 (A) Seller is reserving the following oil, gas and/or mineral rights/interests as indicated and is not transferring them to Buyer:

- 50 ☐ Oil _____
- 51 ☐ Gas _____
- 52 ☐ Minerals _____
- 53 ☐ Coal _____
- 54 ☐ Other _____

55 This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

56 (B) Seller's reservation does not apply to domestic free gas and surface damage rights/interests, which are set forth below.

57 (C) The warranty of title identified in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that are
58 reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment
59 of these rights/interests.

60 **4. SURFACE RIGHTS**

61 (A) Surface rights owned by Seller: _____

62 (B) Surface rights excepted: _____

63 _____

64 _____

65 **5. SURFACE DAMAGES**

66 (A) Damages

- 67 1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites and
68 standing marketable timber, according to the terms of the current lease? ☐ Yes ☐ No
- 69 2. If known, what limitations are contained in the lease? _____
- 70 _____
- 71 3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer? ☐ Yes ☐ No
- 72 4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless oth-
73 erwise stated _____

74 (B) In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 2(A), then Seller
75 further agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages,
76 which include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and
77 ii) any and all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline
78 right-of-way agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the
79 lease is attached to this Disclosure or will be provided to Buyer within _____ days (10 if not specified).

80 **6. DOMESTIC FREE GAS**

81 (A) Generally, Domestic Free Gas is a byproduct of the drilling process which can be supplied to a residential structure located on the
82 property where drilling takes place to be used for heating the structure.

83 (B) If transferable, Seller will convey to Buyer 100% of the domestic free gas rights/interests.

84 **7. DOCUMENTATION**

- 85 ☒ Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other docu-
86 ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.
- 87 ☐ Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,
88 pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convey-
89 ances, assignments, or transfers of these rights/interests, as follows: _____
- 90 _____
- 91 _____

92 **8. EASEMENTS & LEGAL ISSUES**

93 (A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
94 charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property? ☐ Yes ☒ No

95 (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the oil, gas, mineral and/or other
96 rights discussed herein? ☐ Yes ☒ No

97 *gcn LON*

Seller's Initials: _____

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Buyer's Initials: _____ / _____

EST NOT

- 98 (C) Are you aware of any insurance claims filed relating to the oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
99 (D) Are you aware of any apportionment or allocation issues affecting the Property? ☐ Yes ☒ No
100 (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel
101 might be identified with a separate Tax Identification Number or parcel number.

102 **9. VALUATION**

103 The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the
104 Property and that the value of oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise
105 the subsurface rights to the Property.

106 **10. OTHER**

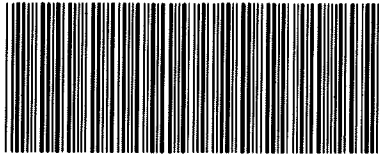
107 _____
108 _____
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110 _____
111 **SELLER** *Justin E Nace* *Lydia B Nace* **Justin E. & Lydia B. Nace** **Aug 18, 2025**
112 **SELLER** *Em B Troup* *Molly H Troup* **Em B. & Molly H. Troup** **Aug 18, 2025**
113 **SELLER** **box SIGN** 19KKX5KQ-4PR2K39P **box SIGN** 4KPP35PX-4PR2K39P **DATE** _____

114 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

115 The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty
116 and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to
117 convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/
118 interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's
119 expense and by qualified professionals.

120 **BUYER** _____ **DATE** _____
121 **BUYER** _____ **DATE** _____
122 **BUYER** _____ **DATE** _____

DO NOT DETACH



0509261-0016N

Instrument Number: 2022-002731
Recorded Date: 05/24/2022 11:08:02 AM

Dwight "JR" Winck
Bedford County Recorder of Deeds
Bedford County Courthouse
200 S. Juliana Street, Room 106
Bedford, PA 15522
(814) 623-4836

Transaction Number: 322176
Document Type: DEED
Document Page Count: : 3

Return To (Simplifile):
CLOSURE SETTLEMENT
213 S MARIAN ST
EBENSBURG, , PA 15931-1817
(814) 419-8214

Fees:

Recording Fee:	\$13.00
JCS Fee:	\$40.25
Writ Fee:	\$0.50
Recorder Improvement:	\$3.00
County Improvement:	\$2.00
Additional Names Fee:	\$0.50
State RTT:	\$1,128.00
Tussey Mount Joint SD:	\$564.00
Liberty Twp:	\$564.00

Total Fees: \$2,315.25

Total Recieved: \$2,315.25

Paid By: CLOSURE SETTLEMENT

Instrument Number: 2022-002731
Volume/Page: RECORD Bk 2022 Pg 002731
Recorded Date: 05/24/2022 11:08:02 AM



I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds
Office of Bedford County, Pennsylvania

Instrument Number: 2022-002731
Date: 05/24/2022

Dwight JR Winck
Dwight "JR" Winck
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT.

H. 05-0, 00-079

201-AT-Warranty Deed, Short Form, Act of 1909. Coal Clause Added.

This Deed,

MADE THE

of our Lord two thousand twenty two (2022).

19th day of MAY

in the year

BETWEEN **Dodson Brothers, LLC**, a Pennsylvania limited liability company, of 2481

Sandy Run Road, Hopewell, Pennsylvania 16650;

Grantor,

and **Justin E. Nace and Lydia B. Nace**, husband and wife; **Eric B. Troup and Molly H.****Troup**, husband and wife; of 72 Photo Lane, Richfield, PA ~~17066~~; 17086

Grantees,

WITNESS TO, that in consideration of - **One Hundred Twelve Thousand Eight Hundred & 00/100** ----- (**\$112,800.00**) ----- Dollars,
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 those four (4) certain parcels or tracts of land lying and being situate in the
Township of Liberty, County of Bedford and Commonwealth of Pennsylvania, more
particularly bounded and described as follows:

Tract #1: Beginning at a white oak stump; thence by lands now or formerly of
Mary Ann Bowden, et al., South 73° West 53.2 rods to a post; thence by lands now or
formerly of Jacob and Elizabeth Weyant, South 10-3/4° West 59-1/2° rods to a post; thence
by road, South 64-1/4° East 22 rods to a post; thence North 40-1/4° East 90 rods to a stump;
thence North 58° West 20.4 rods to the place of **Beginning. Containing** 20 acres, 55
perches.

Tract #2: Lot of ground bounded on the North by the Township road, a distance of
200 feet; on the East by lands now or formerly of John Fields, a distance of 200 feet; on the
South by lands now or formerly of Mary Foreman, a distance of 318 feet; and on the West
by lands now or formerly of Elizabeth Weyant, et vir. a distance of 260 feet.

Tract #3: Bounded on the South by Township Road and on the North, East and
West by lands now or formerly of Jacob and Elizabeth Weyant, having erected thereon a one
and one-half (1-1/2) store log dwelling house. **Containing** one-half acre, more or less.

Tract #4: Beginning at a pine stump at corner of other lands now or formerly of
decedent; thence North along line of decedent's land, 315 feet 7 inches to corner at or near

spring; thence along line of lands now or formerly of Mary Fields, West 81-1/2 feet to a corner at public road leading to Joseph Cleeves mill; thence along said road, South 382 feet to corner of other lands of decedent; thence West along other lands of decedent, 200 feet to pine stump, the place of **Beginning**.

Being four parcels or tracts of land included in that deed title to which became vested in Dodson Brothers, LLC, a PA limited liability company, by Deed of Clair Dodson and Darrell S. Dodson, a/k/a Darrell Dodson, a/k/a Darrel Dodson, individually and as the sole remaining partners of the partnership known as Dodson Brothers, said deed dated the 28th day of December, 2009, and recorded in the Office of the Recorder of Deeds in and for Bedford County, Pennsylvania, in Record Book 1318, page 487.

Excepting and reserving from Tract #1, two acres, more or less, sold to Mabel Grace Lanehart by the decedent during her lifetime. For complete description see Deed Book 208, page 345.

Under and Subject to all matters of record or visible upon the ground which may affect the title of the tracts herein conveyed.

It is the intent of this deed that Justin E. Nace and Lydia B. Nace, husband and wife, shall own a one-half (1/2) interest in the aforesaid tracts of land as tenants by the entireties. It is the intent of this deed that Eric B. Troup and Molly H. Troup, husband and wife, shall own a one-half (1/2) interest in the aforesaid tracts of land as tenants by the entireties. The two (2) one-half interests shall be held as joint tenants with the right of survivorship.

No Title Search.

AND the said grantor hereby covenants and agrees that it
will warrant Specially the property hereby conveyed.

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 and 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.

The grantor herein states that the hereinabove described property is not presently being used for the disposal of hazardous waste, nor to the best of its knowledge, information and belief, has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

IN WITNESS WHEREOF, said grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Don A. Dodson

Dodson Brothers, LLC

By Jacqueline R. Kriner (seal)
JACQUELINE R. KRINER

Commonwealth of Pennsylvania,

County of Bedford, ss:

On this, the 19th day of May, 2022, before me, the undersigned officer, personally appeared Jacqueline R. Kriner, who acknowledged himself/herself to be the Manager/Member of Dodson Brothers, LLC, a limited liability company, and that he/she as such Manager/Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as Manager/Member.

In Witness Whereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Lori R. Price Ickes, Notary Public
Bedford County

My Commission Expires January 24, 2026
Commission Number 1132146

Lori R. Price Ickes (Seal)
Notary Public

I do hereby certify that the precise residence and complete post office address of the within named grantees is 72 Photo Lane, Richfield, PA 17066.

Date: May 23, 2022

Dean A. Crabtree
Attorney for Grantees

Dean A. Crabtree, Esquire
130 West Penn Street
Bedford, PA 15522