

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).

1 **BROKER (Company) Juniata Realty**
 2 **LICENSEE(S) Cody R. Smith**
 3 **SELLER Matthew S. Hartman, Paul S. Hartman**
 4 **PROPERTY Lot 6 East Graceville Road, Breezewood, PA 15533**
 5 **DATE OF LISTING CONTRACT May 29, 2023**

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 _____
☐ 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 _____ Buyer is responsible for tap fee and all associated costs for sewer hook up.

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 _____

B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No**2. ADDITIONAL DUTIES OF SELLER**

A. Within _____ 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 Matthew S. Hartman DATE 6/9/2023SELLER Paul S. Hartman DATE 6/9/2023SELLER Paul S. Hartman DATE 6/9/2023**BROKER (Company Name) Juniata Realty**ACCEPTED BY Cody R. Smith **Cody R. Smith** DATE 5/25/2023

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2003

2/14

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 Lot 6 East Graceville Road, Breezewood, PA 15533**3 SELLER(S)** Matthew S. Hartman, Paul S. Hartman, Emily Hartman

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)**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: _____

51 Seller Initials: MSH/PSH - 1 PSH

VLI Page 1 of 4



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016

1/16

- 52 4. Has any storage tank permit ever been revoked? ☐ Yes ☐ No
- 53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from
- 54 a storage tank? ☐ Yes ☐ No
- 55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance
- 56 of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No
- 57 Explain: _____
- 58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-
- 59 age tanks on the Property? ☐ Yes ☐ No
- 60 8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No
- 61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
- 62 reports and records: _____
- 63

64 **5. STATUS OF UTILITIES**

65 (A) Source of water:

- 66 ☐ Public Water ☐ Connected ☐ Not Connected
- 67 ☐ On-Site Water ☐ Connected ☐ Not Connected
- 68 ☐ Community Water ☐ Connected ☐ Not Connected
- 69 ☒ None

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

77 (B) Sewage system:

- 78 ☒ Public Sewer ☐ Private Sewer ☐ Septic Tank
- 79 ☐ Cesspool ☐ Holding Tank ☐ None

80 ☒ Other Buyer is responsible for tap fee and all associated costs for sewer hook up.

- 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
- 82 Department of Environmental Protection? ☐ Yes ☒ No
- 83 2. If there is a septic tank on the Property, what is the type of tank?
- 84 ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
- 85 3. If known, provide the date the on-site sewage disposal system was last serviced _____
- 86 4. Is there a sewage pump? ☐ Yes ☐ No ☐ Unknown
- 87 If yes, is it in working order? ☐ Yes ☐ No
- 88 5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
- 89 If yes, explain: _____
- 90
- 91 6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
- 94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-
- 95 oughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
- 96 ☐ Yes ☒ No
- 97 (C) The Property is currently zoned _____
- 98 by the _____ (municipality).
- 99 (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- 100 (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 101 (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
- 102 Explain any yes answers you gave in this section: _____
- 103

104 **7. LEGAL/TITLE ISSUES**

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

107 Seller Initials: WOLF - 1 PSA

VLI Page 2 of 4

- (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

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: _____

164 Seller Initials: WJL/PSH - 1 PSH

VLI Page 3 of 4

11. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., groundskeeping, pest control). Attach additional sheet if necessary: _____

- (B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.

SELLER Matthew S. Hartman DATE 6/9/2023

SELLER Paul S. Hartman DATE 6/9/2023

SELLER Emily Hartman DATE 6/9/2023

This Deed,

000736 80.00
40.00
40.00

MADE THE ^{5th}
of our Lord two thousand eight.

day of February

in the year

BETWEEN **Eric W. Colledge and Diane L. Colledge**, husband and wife, of 545 East Graceville Road, Breezewood, Pennsylvania 15533;

Grantors,

and **Emily Hartman and Paul S. Hartman**, as custodian for **Matthew S. Hartman**, under the Pennsylvania Uniform Transfers to Minors Act;

Grantees,

WITNESS TO, that in consideration of ----- **One and 00/100** -----
----- **(\$1.00)** ----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, as joint tenants with the right of survivorship,

All those two (2) certain pieces, parcels or tracts of land lying and being situate in the **Township of East Providence**, County of Bedford and Commonwealth of Pennsylvania, more fully bounded and described as follows:

Tract No. 1: Beginning at set iron pin in State Route No. 1011 (East Graceville Road); thence leaving said road, and along Lot 7, North 82° 09' 56" West 200.00 feet to a set iron pin; thence along other lands of the Grantors, North 07° 36' 19" East 100.00 feet to a set iron pin; thence along lands now or formerly of Gary L. Ramsey, et ux., South 82° 09' 56" East 200.00 feet to a set iron pin in State Route No. 1011 (East Graceville Road); thence along the western edge of State Route No. 1011 (East Graceville Road), South 07° 36' 19" West 100.00 feet to a set iron pin, the place of **Beginning. Containing** 20,000 square feet, or 0.46 acres, and being designated as Lot 6 in a subdivision plan of Redneck Acres Phase II for Eric Colledge, prepared by Rex Clark, Professional Surveyor, dated September 4, 2007, a copy of which is recorded in Bedford County Plat Book 7, page 46.

Tract No. 2: Beginning at a set iron pin at western edge of State Route No. 1011 (East Graceville Road); thence leaving said road, and along Lot 8, North 82° 09' 56" West 200.00 feet to a set iron pin; thence along other lands of the Grantors, North 07° 36' 19" East 100.00 feet to a set iron pin; thence along Lot 6, South 82° 09' 56" East 200.00 feet to a set iron pin at western edge of State Route No. 1011 (East Graceville Road); thence along the western edge of said road, South 07° 36' 19" West 100.00 feet to a set iron pin, the point and place of **Beginning. Containing** 20,000 square feet, or 0.46 acres, and being designated as Lot 7 in a subdivision plan of Redneck Acres Phase II for Eric Colledge, prepared by Rex Clark, Professional Surveyor, dated September 4, 2007, a copy of which is recorded in Bedford County Plat Book 7, page 46.

Being a part of the same piece, parcel or tract of land title to which became vested in Eric W. Colledge and Diane L. Colledge, husband and wife, by Deed of Thelma T. Colledge, widow, said Deed dated the 9th day of August, 2004, and recorded in the Office of the Recorder of Deeds in and for Bedford County, Pennsylvania, in Record Book 1033, page 589.

The intent of this Deed is to vest an undivided one-half (1/2) interest in Emily Hartman, and an undivided one-half (1/2) interest in Paul S. Hartman as custodian for Matthew S. Hartman, under the Pennsylvania Uniform Transfers to Minors Act. The two (2) one-half interests to be held as joint tenants with the right of survivorship.

N.T.S.

AND the said grantors hereby covenant and agree that they will warrant **Generally** 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 grantors herein state that the hereinabove described property is not presently being used for the disposal of hazardous waste, nor to the best of their 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 grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Eric W. Colledge (seal)
Eric W. Colledge
Diane L. Colledge (seal)
Diane L. Colledge

_____ (seal)
_____ (seal)

Commonwealth of Pennsylvania
County of Bedford } ss.

On this, the 5th day of February, 2008, before me,
the undersigned officer, personally appeared **Eric W. Colledge and Diane L. Colledge**

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 purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARIAL SEAL
DEBRA J. BROUGH, NOTARY PUBLIC
BEDFORD BORO. BEDFORD CO.
MY COMMISSION EXPIRES OCT 14, 2009.

Debra J. Brough (seal)
Notary Public

Title of Officer.

BK1216PG106



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280803
HARRISBURG PA 17128-0803

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All Inquiries may be directed to the following person:

Name

Dean A. Crabtree, Esquire

Telephone Number:

(814) 623-5114

Street Address

130 W. Penn Street

City

Bedford

State
PAZip Code
15522

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Eric W. Colledge, et ux.

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Emily Hartman, et al

Street Address

545 East Graceville Road

Street Address

City

Breezewood,

State
PAZip Code
15533

City

State

Zip Code

C. PROPERTY LOCATION

Street Address

City, Township, Borough

East Providence Township

County

Bedford

School District

Everett

Tax Parcel Number

D. VALUATION DATA

1. Actual Cash Consideration

0

2. Other Consideration

+ 0

3. Total Consideration

= 0

4. County Assessed Value

Not separately assessed

5. Common Level Ratio Factor

X

6. Fair Market Value

= \$8,000.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BK1216PG107

I do hereby certify that the precise residence and complete post office address of the within named grantees is c/o Paul S. Hartman, P.O. Box 2032, Lusby, MD 20657.

Feb 5, 2008

Cindy L. Zach

Attorney for Grantees

**Koontz and Crabtree
130 West Penn Street
Bedford, PA 15522**

Deed

Eric W. Colledge, et ux.

- to -

Emily Hartman, et al

Sold To: KOONTZ AND CRABTREE

Customer No: 9
Phone No:

Ship To:

Cust. Order #:

Salesperson: #4 - Amanda

Product Code	Item Description	Qty	Unit Price	Amount
4	Deed	1	28.50	28.50
69	Extra Names	1	0.50	0.50
25	East Providence Township	1	40.00	40.00
104	Everett Area School District	1	40.00	40.00
111	PA Transfer Tax	1	80.00	80.00



Thank
You

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office of
BEDFORD COUNTY-PENNSYLVANIA

Faith A. Zembower

Faith A. Zembower
Recorder of Deeds

Sub-Total:	189.00
Shipping:	0.00
Tax [0]:	EXEMPT *
Total:	189.00
Check 2052:	189.00
Amount Paid:	189.00
Amount Due:	0.00
Change:	0.00

1216PG100