

LYCOMING COUNTY
VERIFIED / ASSIGNED UPI
05-161-115.6

This document prepared by:
Larry E. Coploff, Esquire
COPLOFF, RYAN & HOUSER
136 East Water Street
Lock Haven, PA 17745
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202100013947
Filed for Record in
LYCOMING COUNTY PA
DAVID A. HUFFMAN
09-27-2021 At 04:11 pm.
DEED 84.75
STATE TAX 2950.00
LOCAL TAX 2950.00
OR book 9262 Page 126 - 132

THIS DEED Made the 13th day of September, in the
year Two Thousand Twenty-One (2021).

BETWEEN TOMYN PROPERTIES, LP, a Pennsylvania limited
partnership, by TOMYN ENTERPRISES, LLC, its general partner, of Brown
Township, Lycoming County, Pennsylvania,

GRANTOR

A
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D

BRYERWOODS PROPERTIES, LLC, a Pennsylvania limited
liability company, of Lock Haven, Clinton County, Pennsylvania,

GRANTEE

WITNESSETH, That in consideration of TWO HUNDRED
NINETY-FIVE THOUSAND-----(\$295,000.00)-----DOLLARS,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor
does hereby grant and convey to the said Grantee, its successors and assigns,
PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land, with the buildings
and improvements thereon erected, situate in the Township of Brown, County

5984.75
1

of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron stake in the East side of Route No. 44 which leads from Haneyville to Oleona, said iron stake being South 1 degree 49 minutes 13 seconds West, a distance of fifty and 35/100 (50.35) feet along the East side of Route No. 44 from an iron stake on the dividing line between the land now or formerly of Bernard E. and Margaret A. Stella and the land of the Commonwealth of Pennsylvania, said iron stake also being in the South line of a private fifty (50) foot road leading from Route No. 44 to lands now or formerly of Bernard E. Stella, et ux; thence along the South line of said private fifty (50) foot road, South 81 degrees 27 minutes 57 seconds East, a distance of two hundred fifty-three and 64/100 (253.64) feet to an iron stake; thence along the lands now or formerly of Bernard E. Stella and Margaret A. Stella, South 7 degrees 38 minutes 47 seconds East, a distance of one thousand eight hundred thirty-four and 37/100 (1,834.37) feet to an iron stake in the North line of another private fifty (50) foot wide road leading from Route 44 to the land now or formerly of Bernard E. Stella, et ux; thence along the North line of said fifty (50) foot road, the three (3) following courses and distances: 1) South 61 degrees 05 minutes West, a distance of one hundred seventy-seven and 86/100 (177.86) feet to an iron stake; 2) South 55 degrees 20 minutes West, a distance of one hundred five and 5/10 (105.5) feet to an iron stake; and 3) North 83 degrees 13 minutes 55 seconds West, a distance of twenty-nine and 12/100 (29.12) feet to an iron stake; thence along lands now or formerly of Bernard E. Stella, et ux, the three (3) following courses and distances: 1) North 4 degrees 48 minutes 58 seconds West, a distance of one hundred seventy-five and 38/100 (175.38) feet to an iron pipe; 2) North 2 degrees 08 minutes 32 seconds East, a distance of four hundred and 5/10 (400.5) feet to an iron stake; and 3) North 87 degrees 55 minutes 23 seconds West, a distance of two hundred sixty-five and 5/10 (265.5) feet to an iron stake in the East side of Route No. 44; thence along the East side of same, North 1 degree 22 minutes 43 seconds East, a distance of three hundred ninety-nine (399) feet to an iron stake in the East side of same; thence along the land now or formerly of Richard Weber, South 88 degrees 05 minutes 17 seconds East, a distance of two hundred thirty-one and 80/100 (231.80) feet to an iron pipe; thence

along same, North 1 degree 09 minutes 54 seconds East, a distance of one hundred seventy-four and 45/100 (174.45) feet to an iron pipe; thence along other lands now or formerly of Bernard E. Stella, et ux, the three (3) following courses and distances: 1) South 87 degrees 59 minutes 27 seconds East, a distance of eleven and 5/10 (11.5) feet to an iron stake; 2) North 7 degrees 39 minutes 12 seconds West, a distance of two hundred three and 57/100 (203.57) feet to an iron stake; and 3) North 88 degrees 10 minutes 47 seconds West, a distance of two hundred seven and 79/100 (207.79) feet to an iron stake in the East side of Route No. 44; thence along the East side of same, North 1 degree 49 minutes 13 seconds East, a distance of six hundred forty and 6/10 (640.6) feet to an iron stake, the place of beginning. Containing 12.67 acres, more or less.

The above premises shall be subject to the recorded or unrecorded easements for below ground public utility facilities and reasonable entry for public utility service in connection with the service.

The above premises shall be subject to the following restriction: No mobile homes or trailers shall be allowed to be placed on the premises on a seasonable or permanent basis.

This document does 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 or owners of such coal 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.

EXCEPTING THEREFROM AND THEREOUT, a lot containing 4.24 acres conveyed unto William C. Kelly, Jr., by Deed of Thomas F. Betz, Sr., and Charlotte A. Betz, his wife, dated October 13, 1987, and recorded October 20, 1987, as set forth in Lycoming County Record Book Volume 1211, page 251, which is shown on the Subdivision Plan of Thomas F. Betz, Sr., and Charlotte A. Betz, prepared by Grant Knight Maneval, P.L.S., dated July 8, 1987, and recorded October 20, 1987, as set forth in Lycoming County Record Book Volume 1211, page 254, and Map Book 45, page 348.

UNDER AND SUBJECT to Communications Right-of-Way Agreement, dated August 2, 1988, and recorded August 30, 1988, as set forth in Lycoming County Record Book Volume 1314, page 11.

EXCEPTING THEREFROM AND THEREOUT, a lot containing 3.12 acres conveyed unto Gerald F. Farley and Susan M. Farley, husband and wife, by Deed of Carole C. Todd, widow, dated September 29, 2006, and recorded October 4, 2006, as set forth in Lycoming County Record Book Volume 5812, page 18, which is shown on the Subdivision Plan of George C. and Carole C. Todd, prepared by H. Richard Ohl, P.L.S., dated May 5, 2004, and recorded November 17, 2004, as set forth in Lycoming County Record Book Volume 5147, page 297 and Map Book 59, page 123.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Brown, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 9 on the Plan of Tiadaghton Timbers at Black Forest, prepared by Vassallo Engineering & Surveying, Inc., dated February 27, 1990, and recorded October 3, 1990, as set forth in Lycoming County Record Book Volume 1606, page 100, and Map Book 49, page 392, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the center of a fifty (50) foot private right-of-way and the Southeastern corner of Lot No. 8 of this Subdivision; said beginning point being referenced from an iron pin at the intersection of Pennsylvania State Highway, Traffic Route No. 44, leading from Haneyville to Oleona and the Southern line of land of the Commonwealth of Pennsylvania, Department of Environmental Resources, Bureau of Forestry, by the two (2) following courses and distances: 1) along the Southern line of land now or formerly of said Commonwealth of Pennsylvania, Department of Environmental Resources, Bureau of Forestry, South 81 degrees 11 minutes 00 seconds East, a distance of five hundred seventy-seven and 84/100 (577.84) feet to an iron pin at the intersection of the Southern line of land of said Commonwealth of Pennsylvania, Department of Environmental Resources, Bureau of Forestry, and the center of a fifty (50) foot private right-of-way; and 2) along the center of said fifty (50) foot private right-of-way, South 7 degrees 36 minutes 30 seconds East, a distance of one thousand one hundred sixty-two and 16/100 (1,162.16) feet to the place of beginning; thence from

the said place of beginning and continuing along the center of said fifty (50) foot private right-of-way, South 7 degrees 36 minutes 30 seconds East, a distance of one hundred fifty-five and 74/100 (155.74) feet to an iron pin on the Northern line of land now or formerly of Bernard E. and Margaret A. Stella; thence along the Northern line of land now or formerly of said Bernard E. and Margaret A. Stella, South 85 degrees 41 minutes 00 seconds West, a distance of three hundred twenty-five and 54/100 (325.54) feet to an iron pin at the intersection of the Northwestern corner of land now or formerly of said Bernard E. and Margaret A. Stella, and the Eastern line of land now or formerly of D. Elwood Sapp; thence along the Eastern line of land now or formerly of said D. Elwood Sapp, North 7 degrees 36 minutes 30 seconds West, a distance of one hundred thirty-seven and 5/100 (137.05) feet to an iron pin; thence along the Southern line of Lot No. 8 of this Subdivision, North 82 degrees 23 minutes 30 seconds East, a distance of three hundred twenty-five (325) feet to the place of beginning. Containing 1.092 acres.

UNDER AND SUBJECT to the Declaration of Restrictive Covenants, Conditions and Reservations, dated December 6, 1990, and recorded December 13, 1990, as set forth in Lycoming County Record Book Volume 1632, page 195 and to the Right-of-Way and Maintenance Agreement, dated September 10, 1990, and recorded October 11, 1990, as set forth in Lycoming County Record Book Volume 1609, page 28, both of the Tiadaghton Timbers at Black Forest Subdivision.

This document does 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 or owners of such coal 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.

Parcels No. 1 and 2 herein are subject to the EXCEPTION and RESERVATION of the oil, gas and mineral rights as previously reserved.

Parcels No. 1 and 2 herein are UNDER AND SUBJECT, to any and all other conditions, restrictions, covenants, rights-of-way, easements, leases, etc., as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed by John S. Kann and Karen L. Kann, husband and wife, to Tomyne Properties, LP, Grantor herein, by Deed dated February 5, 2009, and recorded in Lycoming County, Pennsylvania, in Record Book Volume 6556, page 81.

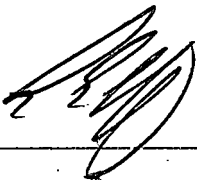
FOR identification purposes only, being known as all of Tax Parcel No. 05-161-115.K in the Office of the Lycoming County Tax Assessor.

AND the said Grantor will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

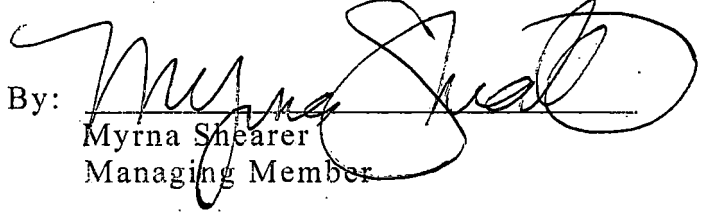
IN WITNESS WHEREOF, the said Grantor, Tomyne Properties LP, has caused this Deed to be signed by its General Partner's Managing Member the day and year first above written.

Witness:

TOMYNE PROPERTIES, LP
By: Tomyne Enterprises, LLC,
Its General Partner



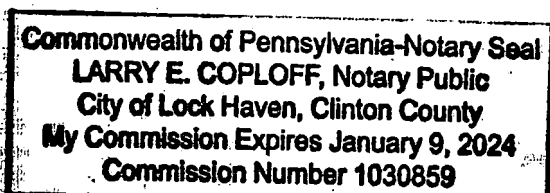
By:


Myrna Shearer
Managing Member

COMMONWEALTH OF PENNSYLVANIA))
) SS:
COUNTY OF CLINTON)

This record was acknowledged before me on September 13, 2021, by MYRNA SHEARER, as the Managing Member, who represents that she is authorized to act on behalf of TOMYN PROPERTIES, LP, by its General Partner, TOMYN ENTERPRISES, LLC. 111

Signature of Notarial Officer _____
Notary Public in and for the State of PA _____
My Commission Expires _____



I HEREBY CERTIFY that the precise address of the Grantee herein is 817 Woodward Ave, Lock Haven, PA 17745

COPLOFF, RYAN & HOUSER

By: [Signature]
Attorney for Grantee