

**JOAN HOGGARTH**  
**LUZERNE COUNTY CLERK OF RECORDS**  
**DIVISION OF JUDICIAL SERVICES AND RECORDS**



**Recorder of Deeds Division**  
**Luzerne County Courthouse**  
**200 N. River Street**  
**Wilkes-Barre, PA 18711**  
**(570) 825-1641**

**\*RETURN DOCUMENT TO:**  
LAW OFFICES OF LUTZ & PETTY, LLC  
916 W FRONT ST  
BERWICK, PA 18603-4610

**Instrument Number - 202214448**

Recorded On 3/1/2022 At 12:14:40 PM

**\* Instrument Type - DEED**

Invoice Number - 1129408 User ID: KSC

**\* Grantor - CMH ENTERPRISES, LLC**

**\* Grantee - MJQ ENTERPRISES, LLC**

**\* Customer - SIMPLIFILE LC E-RECORDING**

**\*Total Pages - 5**

**\* FEES**

PA WRIT TAX	\$0.50
PA REALTY TAX	\$4,100.00
JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$14.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
HOUSING TRUST FUND	\$13.00
PIN CERTIFICATIONS	\$60.00
BERWICK REALTY	\$2,050.00
NESCOPECK BOROUGH	\$2,050.00
TOTAL PAID	\$8,332.75

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



*Joan Hoggarth*  
Joan Hoggarth  
Clerk of Records  
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER  
P3SW4-12-7-T  
P3SW4-12-8-T  
P3SW4-12-9-T  
Total Property Identification Numbers: 3

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

**INSTRUMENT NUMBER - 202214448**

**BOOK: 3022 PAGE: 61070**



CERTIFIED PROPERTY IDENTIFICATION NUMBERS			
P3SW4	-12 -7	-T	NESCOPECK BOROU
P3SW4	-12 -8	-T	NESCOPECK BOROU
P3SW4	-12 -9	-T	NESCOPECK BOROU
CERTIFIED 03/01/2022 BY RA			

## THIS DEED,

Made, the 18<sup>th</sup> day of February in the year of our Lord Two Thousand and Twenty-Two (2022)

Between **CMH ENTERPRISES, LLC**, a Pennsylvania Limited Liability Company with it's principal registered office located at 671 Zenith Road, Nescopeck, Pennsylvania 18635 ..... **GRANTOR**

- AND -

**MJQ ENTERPRISES, LLC**, a Pennsylvania Limited Liability Company with it's principal registered office located at 246 Church Street, Nescopeck, Pennsylvania 18635 ..... **GRANTEE**

Witnesseth, that in consideration of **FOUR HUNDRED TEN THOUSAND AND 00/100 (\$410,000.00) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the said Grantee, its Heirs and Assigns,

**TRACT NO. 1:**

ALL THOSE CERTAIN lots or pieces of ground situate in the Borough of Nescopeck, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**PARCEL NO. 1:**

BEGINNING at a point on the southerly side of Third Street at the northwest corner of Lot No. 163; THENCE in a westerly direction along Third Street a distance of 23 feet 6 inches to a corner; THENCE in a southerly direction on line parallel with line of Lot No. 163, a distance of 200 feet to Raspberry Avenue; THENCE in an Easterly direction along said Raspberry Avenue, a distance of 23 feet 6 inches to a corner in line of Lot No. 163; THENCE in a northerly direction along Lot No. 163, a distance of 200 feet to Third Street aforesaid and the point of beginning.

Whereon is erected a two-story frame business building and apartment.

**PIN NO: 43-P3SW4-012-008-000**

**PARCEL NO. 2:**

BEGINNING at a point on the southerly side of Third Street, said point being designated by a joint in walk at the northwest corner of other land now or late of Robert K. Botsford; THENCE along other land now or late of Robert K. Botsford, South 5 degrees, 35 minutes West, a distance of 213.4 feet to a stake corner on the north side of Raspberry Avenue; THENCE along said Avenue, North 83 degrees 50 minutes West a distance of 51 feet to a stake corner in line of land now or late of James W. Boyles; THENCE along land now or late of Boyles, North 6 degrees 15 minutes East, a distance of 213.2 feet to the southerly side of Third Street; THENCE along Third Street South 83 degrees 33 minutes East, a distance of 48 feet 6 inches, to the place of BEGINNING.

This description is made in accordance with a survey prepared by James Timbrel, R.E., dated February 9, 1956 of land then owned by J.W. Pifer Estate.

BEING THE SAME PREMISES conveyed to CMH Enterprises, LLC by Deed of David E. Hess and Christina Weaver, dated November 15, 2019 and recorded in the Luzerne County Recorder of Deeds Office on November 25, 2019 in Book 3019, Page 219977.

**PIN NO. 43-P3SW4-012-007-000**

**TRACT NO. 2:**

**ALL THAT CERTAIN** lot of land situate in the Borough of Nescopeck, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

**BOUNDED** on the east by Lot No. 162; ON the South by Raspberry Alley; ON the West by Lot No. 164;

AND ON the north by Third Street.

**BEING MARKED** and numbered in the general plan of the Town of Nescopeck with No. 163 and being 50 feet wide on Third Street and 200 feet, more or less, long.

**BEING THE SAME PREMISES** conveyed to CMH Enterprises, LLC, by Deed of Ralph B. DeFebo and Deborah A. DeFebo, his wife, dated April 29, 2021 and recorded in the Luzerne County Recorder of Deeds Office on May 4, 2021 in Book 3021, Page 119905.

**PIN NO. 43-P3SW4-012-009-000**

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 OR 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.

**TOGETHER** with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the same.

**TO HAVE AND TO HOLD** the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns forever.

And the said Grantors Will Warrant .....SPECIALLY.....  
the property hereby conveyed .....

**In Witness Whereof**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

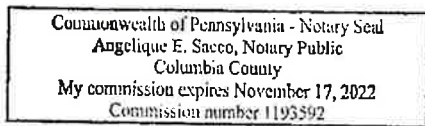
CMH ENTERPRISES, LLC

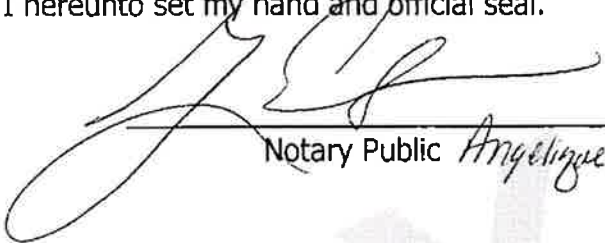
By: Christine Hess - Sole Member  
Christine Hess, Sole Member

COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF COLUMBIA )

On this, 18<sup>th</sup> day of February, 2022, before me, a Notary Public, personally appeared **Christine Hess** who acknowledged herself to be the Sole Member of **CMH Enterprises, LLC**, and that she as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself as sole member.

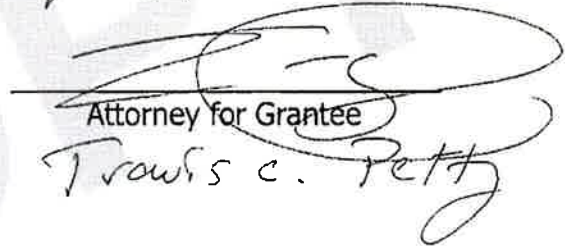
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
Notary Public *Angelique E. Sacco*

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

246 Church Rd, Nescopeck, PA 18635

  
Attorney for Grantee  
*Travis C. Petty*

PREPARED BY:  
BULL & BULL, LLP  
106 MARKET STREET  
BERWICK, PA 18603