

Prepared by: Richard W. Roeder, Esq.

Return to: Roeder & Jones
Attorneys at Law
314 S. Franklin St, Ste B
Titusville, PA 16354
(814) 827-1844

Tax Parcel No:

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GENERAL WARRANTY DEED

MADE THIS THE 19TH day of June, in the year of our Lord Two Thousand and Fifteen (2015).

BETWEEN

**MARGARET W. DIBBLE, f/k/a MARGARET W. OLSON,
married, of Venango County, Pennsylvania,**

Grantor,

AND

**JAMES R. OLSON, single, of Venango County, Pennsylvania and
DEBRA M. LOCKE, married, of Venango County, Pleasantville, PA,
tenants in common,**

Grantees.

WITNESSETH, that in consideration of: ONE AND NO/100 ---- (\$1.00) ---- Dollars, in hand paid, the receipt whereof is hereby acknowledged, and said Grantor does hereby grant and convey, sell and confirm unto the said Grantees, her heirs and assigns, in such estates and in such manner as is hereinafter set forth:

ALL THAT CERTAIN piece or parcel of land situate in Oil Creek Township, Venango County, Pennsylvania, bounded and described as follows:

BEGINNING at the point of intersection of the West line of land of Ames with the centerline of Legislative Route No. 60050; thence South one degree eleven minutes thirty seconds West (S 01° 11' 30" W) along a wire fence marking the line of land of Ames, three hundred fifty-nine and sixty-two one-hundredths (359.62) feet to a one (1) inch pipe; thence South seventy-six degrees twenty-four minutes zero seconds West (S 76° 24' 00"W) along the residue of land of the grantors herein, two hundred (200) feet to a one (1) inch pipe; thence North one degree eleven minutes thirty seconds East (N 01° 11' 30" E) along the residue of land of the grantor herein, three hundred fifty-nine and sixty-two one-hundredths (359.62) feet to a point in the center of Legislative Route No. 60050; thence North seventy-six degrees twenty-four minutes zero seconds East (N 76° 24' 00" E) two hundred and zero one-hundredths (200.00') along the center line of said road to the point, the place of beginning.

CONTAINING one and sixty one-hundredths (1.60) acres, gross.

SUBJECT TO EXCEPTIONS AND RESERVATIONS IN PRIOR DEEDS OF all of the Oil, Gas and Minerals, together with the right of ingress, egress and regress in, on and over said land for purpose of exploring for and producing the same.

BEING or intended to be the same land which Marion L. Clark and Thelma I. Clark, his wife, by deed dated September 7, 1979 and recorded in Venango County Deed Book 803, Page 822 on October 22, 1979; conveyed to Richard P. Olson and Margaret W. Olson, his wife.

The said Richard P. Olson died on January 1, 1997, thereby vesting his entire right, title and interest in the above described property in his surviving spouse Margaret W. Olson.

Debra M. Locke, attorney-in-fact for Merle L. Dibble, joins herein to affirm for him that there is no pending or contemplated action for divorce.

UNDER AND SUBJECT to all exceptions, reservations and conditions contained in all prior deeds and other written instruments in the chain of record title in the county aforesaid and to all visible easements, zoning and subdivision ordinances to the extent that the same may affect or pertain to the above-described premises or any part thereof.

This transaction is a transfer of real estate between parent and child and therefore exempt and excluded from transfer tax.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also, all the estate, rights, title, interest, property, claim and demand whatsoever, both in law and equity, of the said grantors, of, in, to or out of the said premises; and every part and parcel thereof.

AND the said Grantors will Generally Warrant and Forever Defend the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal the day and year first above written.

Signed Sealed and Delivered
in the Presence of Witnesses:

Jaci L. Smedley

Margaret W. Dibble
Margaret W. Dibble, formerly known as

Margaret W. Olson
Margaret W. Olson

Jaci L. Smedley

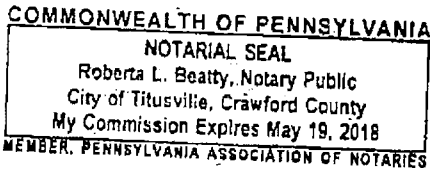
Debra M. Locke
Debra M. Locke, Attorney-in Fact for
Merle R. Dibble

COMMONWEALTH OF PENNSYLVANIA }
 } SS
COUNTY OF CRAWFORD }
 }

On this, the ^{19th} day of June , 2015, before me, a Notary Public in and for the State of PENNSYLVANIA, the undersigned officer, personally appeared Margaret W. Dibble, formerly known as Margaret W. Olson, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the above Indenture and acknowledged that she executed the same for the purpose therein contained.

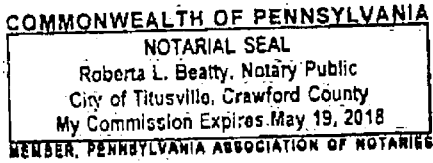
In Witness Whereof, I have hereunto set my hand and official seal.

Roberta L. Beatty
Notary Public



On this, the ^{19th} 18th day of June, 2015, before me, a Notary Public in and for the State of PENNSYLVANIA, the undersigned officer, personally appeared Debra M. Locke, Attorney-in-Fact for Merle R. Dibble, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the above Indenture and acknowledged that she executed the same for the purpose therein contained.

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



Roberta L. Beatty
Notary Public

CERTIFICATE OF RESIDENCE

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

334 West State Street, Pleasantville, PA 16341.

Luci L. Smedley
Attorney or Agent for Grantee

COUNTY OF VENANGO

Susan R. Hannon
Recorder - Register - Clerk of Orphans' Court
1168 Liberty Street
P.O. Box 831
Franklin, PA 16323

RECEIPT FOR PAYMENT

Instrument Number: 2015-002861

Instrument Type: DEED

Receipt Date: 7/06/2015

Receipt Time: 02:45:04

Receipt No.: 209471

Receipt Distribution

Fee/Tax Description	Payment Amount
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DEED	15.00
DEED - WRIT	.50
DEED - RTT STATE	.00
TITUSVILLE AREA SD	.00
OIL CREEK TWP	.00
DEED - A/H	12.50
J.C.S. / A.T.J.	35.50
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Paid By Remarks: ROEDER & JONES

Book#: 2015 Page#: 2861

Check# 7037 \$68.50

Total Received..... \$68.50

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



Susan R. Hannon
Susan R. Hannon
Recorder of Deeds

**** DO NOT DETACH ****

NOTE ** This page is now part of this legal document. ** NOTE

NOTE ** Some information subject to change during the verification process and may not be reflected on this page. ** NOTE

Venango County, PA

Parcel ID: 17,004.-003A.-000
Property Address: 17136 SHREVE RUN RD
Owner: OLSON, JAMES R & DEBRA M LOCKE

General Information

Details

Situs: 17136 SHREVE RUN RD
Direction: No Data
Number: 17136
Letter: No Data
Half: No Data
Rear: No Data
City: No Data
State: No Data
Zip Code: 0

Land Use

Zoning: No Data
Neigh Code: 1700
Slope: No Data
Docket #: No Data
Category: No Data
Approv Date: No Data

Special Comments

Lot: 17,4-3A
Tieback: 17,004.-003C.-000
Exempt 2: No Data

Acreage: 1.65
Municipality: Oilcreek Township

No Data
No Data
OLSON, RICHARD P
& MARGARET W

Improvements

Lot Square Feet: 0
Deeded Acres: 1.65

Description

Building: MACHINE SHOP
of Stories: No Data
Dwelling Type: No Data
Year Built: 0
Year Renov: 0
Effective Age: 0
Final Grade: No Data
Int vs. Ext Cond: No Data

Property Factors

Prop Type: I
Lot Type: Rural
Terrain: Level
Sewer: Unknown
Water: None
Road: Paved

Mobile Homes

Park ID: No Data
Title: No Data
Class: No Data
Manuf: No Data
Size: 0x0
Addition: No Data

Basment (not split-level / bi-level)

Factor: 0
Finished Sqft: 0
Bsmt Garage: 0cars (approx0sqft)

Rooms / Plumbing

Total Rooms: 0
Bedrooms: 0
Full Baths: 0
Half Baths: 0

Heating

Distribution: No Data
Source: No Data
Fireplaces: 0
Central A/C: No Data

Assessment

Fair Market Value

Total: 134910
Land: 17950
Bldg: 116960

Homestead

Code: No Data
Base Value: 0
Adjustment: 0
Adjustment Reason: 0

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy. The County does not guarantee the positional or thematic accuracy of the GIS data. The GIS data or cartographic digital files are not a legal representation of any of the features in which it depicts, and disclaims any assumption of the legal status of which it represents. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Final Value: 0

Outbuildings

Num	Type	Description	Size	# Stories	Sq Ft	Age	Condition	\$ / Sq Ft Total:	Value NaN
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Ownership

Grantee	Deed Book-Deed Page	Sale Date	Sale Amount
OLSON, JAMES R & DEBRA M LOCKE	2015-2861	2015-07-06	\$1
OLSON, RICHARD P & MARGARET W	0803-0822	1979-09-07	\$3,500

Commercial

Assessed Values	Old Assessed	Old Market	New Market
Land:	\$13,420	\$13,420	\$17,950
Building:	\$114,920	\$114,920	\$116,960
Total:	\$128,340	\$128,340	\$134,910

Heat:	No Data
Electricity:	No Data
Water:	No Data
Sewer:	No Data
Garbage:	No Data
Taxes:	No Data
Insurance:	No Data
Internal Repairs:	No Data
External Repairs:	No Data

Income Calculations:

Type	Units	Actual Rent	Econ. Rent	Yearly Income
Efficiency:	0	0	0	0
1 Bedroom:	0	0	0	0
2 Bedroom:	0	0	0	0
3 Bedroom:	0	0	0	0
Other:	0	0	0	0
		Daily	Daily	Occupancy
Single Bed:	0	0	0	0
Double Bed:	0	0	0	0
Other:	0	0	0	0
Totals	0			0

Land Information:

Type of Land	Sqft/Acres	Rate	Value
Primary Site SqFt:	0	0	0
Primary Site Acres:	0	0	0
Surplus Acres #1:	0	0	0
Surplus Acres #2:	0	0	0
Total:	17950		No Data






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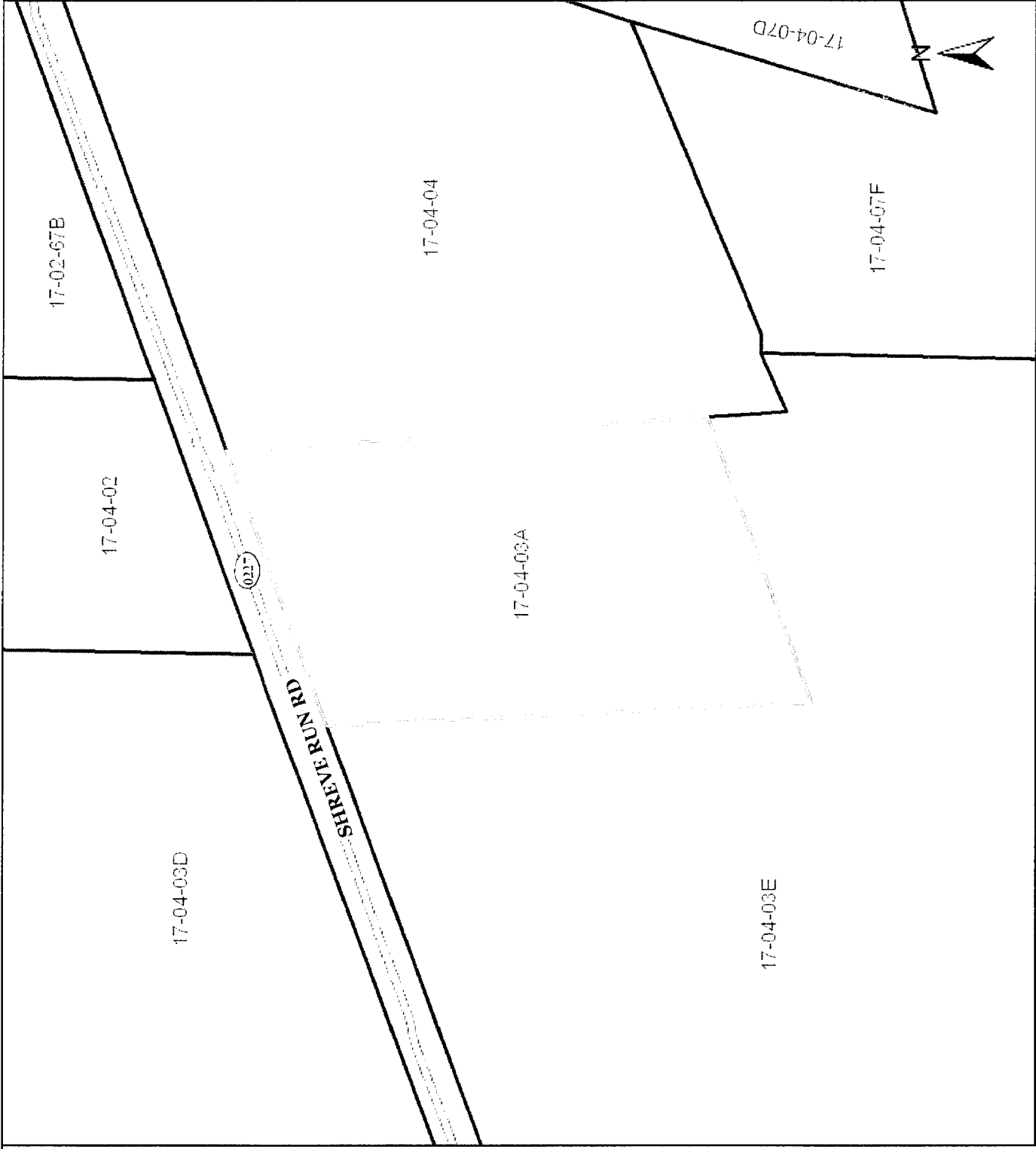
Building Descriptions:

Section: 1.01 Use: SqFt:	Manufact 4860	Comment: Features:	No Data No Data	Sketch Code: Basement:	1 NONE	Stories: Heating:	1 NONE	Height (ft): Floors:	20 CEMEN T	Dimensions-1: 0	Dimensions-2: 0
Interior:	METAL	Exterior:	METAL	Effective Age:	1970	Class:	S	Alpha Grade:	C		
Section: 1.02 Use: SqFt:	Office 840	Comment: Features:	No Data No Data	Sketch Code: Basement:	1 NONE	Stories: Heating:	1 NONE	Height (ft): Floors:	10 CEMEN T	Dimensions-1: 0	Dimensions-2: 0
Interior:	METAL	Exterior:	METAL	Effective Age:	1970	Class:	S	Alpha Grade:	C		

Venango County, PA

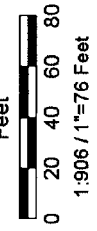
Legend

-  Municipal Boundary
-  Road Symbols
-  Road Names
-  Parcels
-  Parcel Labels



Parcel Number: 17,004.-003A.-000

Date: 9/11/2023



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Venango County is not responsible for its accuracy or how current it may be.

Routing Number: 110403

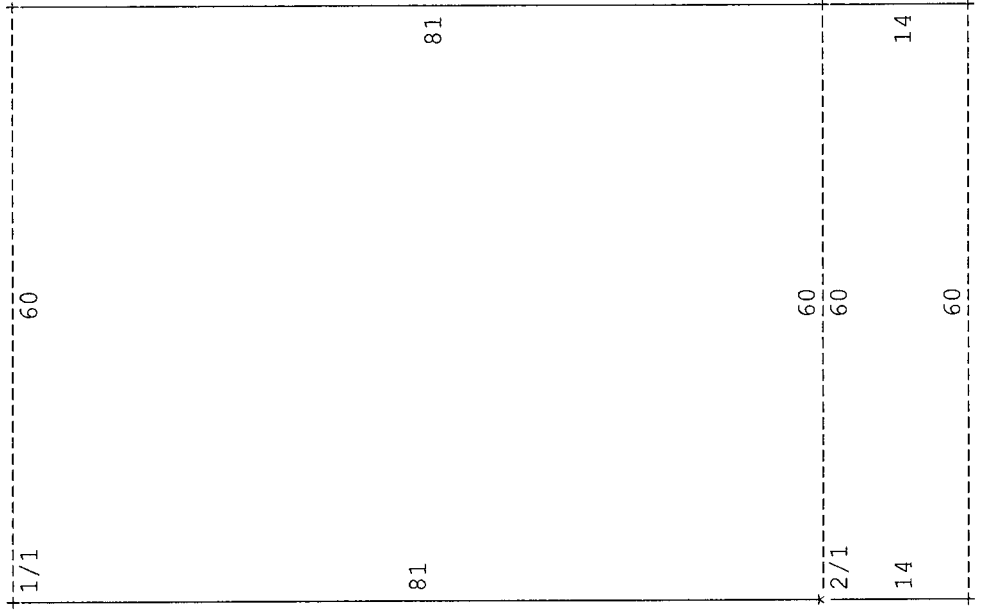
Property Type: I

Land Use: 401

Neighborhood: /OV

Description: Machine Shop

Sketch	Section	Sqft	Story	Count	Sketch	Section	Sqft	Story	Count
	1	4860	1	1.000		1			
	2	840	1	1.000		2			
	3					3			
	4					4			
	5					5			
	6					6			
	7					7			
	8					8			
	9					9			
	Total	5700				Total			



Routing Number: 170403

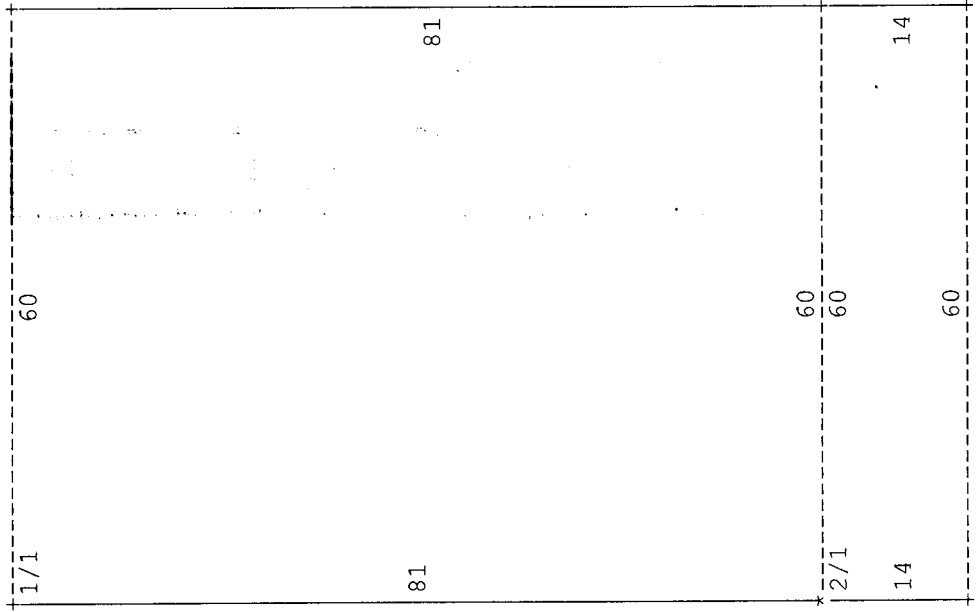
Property Type: I

Land Use: 401

Neighborhood: /OV






Description: Machine Shop

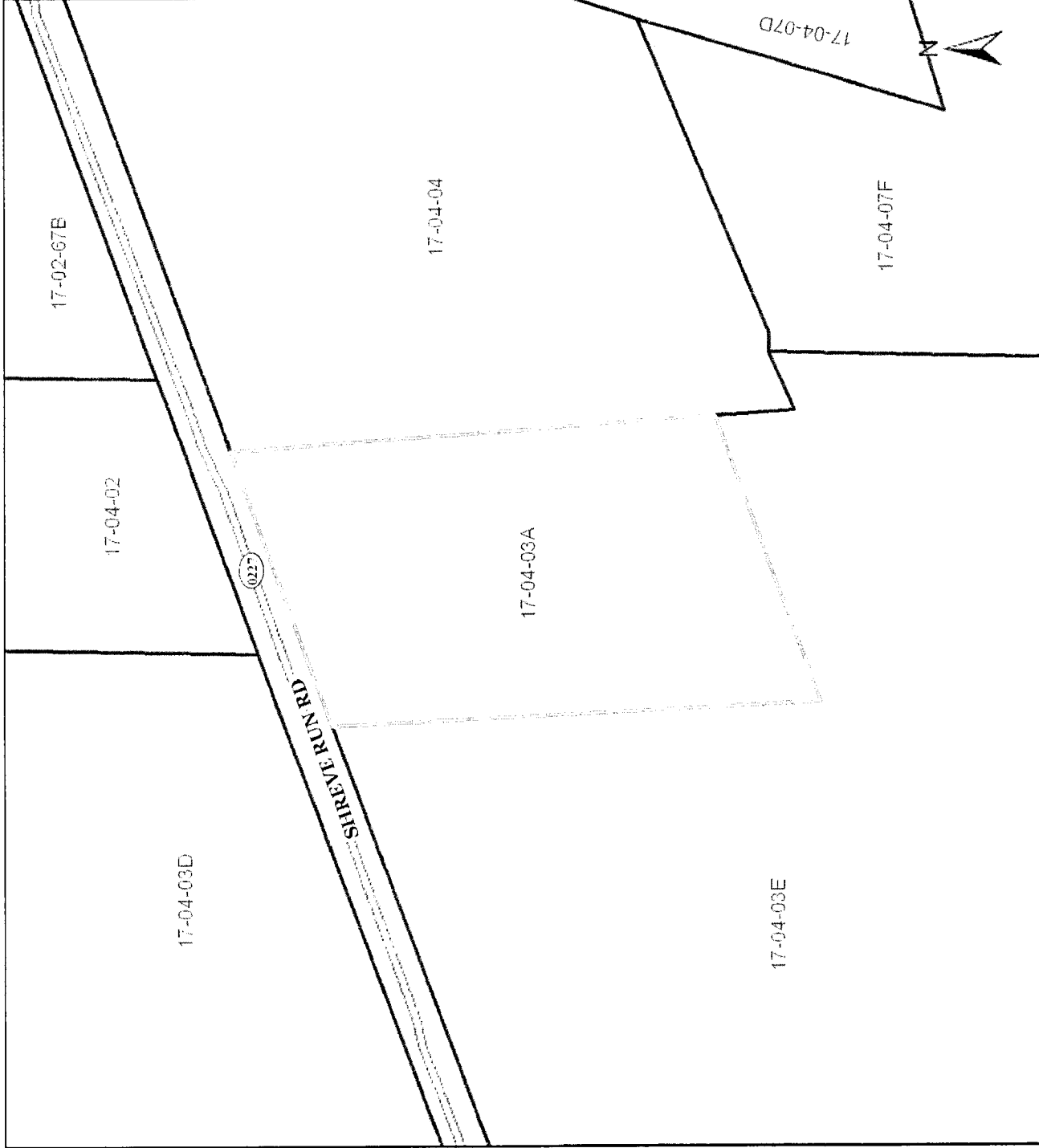
Sketch 01	Section	Sqft	Story	Count	Sketch	Section	Sqft	Story	Count
	1	4860	1	1.000		1			
	2	840	1	1.000		2			
	3					3			
	4					4			
	5					5			
	6					6			
	7					7			
	8					8			
	9					9			
	Total	5700				Total			



Venango County, PA

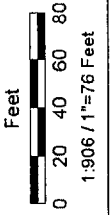
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