



MARY L. ZIMMERMAN  
REGISTER OF WILLS, RECORDER OF DEEDS  
CLERK OF ORPHANS' COURT  
Courthouse, 201 Market Street  
Sunbury, Pennsylvania 17801  
(570) 988-4143

Instrument Number - 200312077  
Recorded On 6/25/2003 At 10:57:24 AM

Book - 1556 Starting Page - 396  
\* Total Pages - 3

\* Instrument Type - DEED  
Invoice Number - 18767  
\* Grantor - MESSNER, MARTIN R  
\* Grantee - SINGH, MICHELLE  
\* Customer - HILL, LONNIE C

\* FEES

|                       |            |
|-----------------------|------------|
| AFFORDABLE HOUSING    | \$11.50    |
| RECORDING FEES -      | \$13.00    |
| RECORDER OF DEEDS     |            |
| COUNTY ARCHIVES FEE   | \$2.00     |
| ROD ARCHIVES FEE      | \$3.00     |
| JCS/ACCESS TO JUSTICE | \$10.00    |
| STATE TRANSFER TAX    | \$900.00   |
| STATE WRIT TAX        | \$0.50     |
| DELAWARE TOWNSHIP     | \$450.00   |
| WARRIOR RUN AREA      | \$450.00   |
| SCHOOL DISTRICT       |            |
| TOTAL                 | \$1,840.00 |

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
LONNIE C HILL

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
North'd County, Pennsylvania.



Mary L. Zimmerman  
Recorder of Deeds

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

# This Deed,

MADE the 23<sup>rd</sup> day of June in the year Two Thousand and Three (2003).

BETWEEN MARTIN R. MESSNER and ALDENE T. MESSNER, husband and wife,  
GRANTORS

TO

MICHELLE SINGH, a married person,  
GRANTEE

WITNESSETH, that in consideration of -----Ninety Thousand and 00/100ths-----  
-----(\$90,000.00)-----Dollars, in hand paid, the receipt whereof is hereby  
acknowledged, the said grantors do hereby grant and convey to the grantee, her heirs and assigns,

ALL that certain triangular tract of land situate in Delaware Township, Northumberland County,  
Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the intersection of the center of PA State Highway L.R. 49058, and the northwestern corner of land now or formerly of Prakash C. Kapil; thence from the said place of beginning and long the western line of land now or formerly of Prakash C. Kapil, South four degrees twenty-eight minutes East, one thousand two hundred forty-nine and seventy-five hundredths feet (S. 4 degrees 28 minutes E., 1,249.75') to an existing iron pin at the intersection of the western line of land now or formerly of Prakash C. Kapil and the northeastern corner of land now or formerly of Raymond F. Dunkle and Winifred Dunkle; thence along the northeastern line of land now or formerly of said Raymond F. Dunkle and Winifred Dunkle, North sixty-six degrees fifty-six minutes West, one thousand one hundred fifty-four and ninety-three hundredths feet (N. 66 degrees 56 minutes W. 1,154.93') to a point in the center of the aforesaid PA State Highway L.R. 49058; thence along the center of said PA State Highway L.R. 49058, by the three (3) following courses and distances: (1) North fifty degrees two minutes forty seconds East, six hundred seventeen and eighty-nine hundredths feet (N. 50 degrees 02 minutes 40 seconds E., 617.89'); (2) by a curve to the right, having a radius of five thousand seven hundred twenty-nine and sixty-five hundredths feet (5,729.65'), an arc distance of one hundred sixteen and sixty-seven hundredths feet (116.67') to a point; (3) North fifty-one degrees twelve minutes forty seconds East, five hundred fifteen and one hundredth feet (N. 51 degrees 12 minutes 40 seconds E., 515.01') to the place of beginning. Containing fourteen and seventy-eight hundredths (14.78) acres as per a survey prepared by Daniel F. Vassallo, R.S. (NO. 6652-E), on December 4, 1987.

UNDER AND SUBJECT to all rights-of-way, easements, restrictions, covenants and other conditions of record.

BEING the same premises granted and conveyed unto Martin R. Messner and Aldene T. Messner, his wife by deed of Deerfield AG and Turf Center, Inc., a business corporation, dated April 28, 1992 and recorded in Northumberland County Record Book 857, page 520.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 2-21-14-44 in the Office of the Northumberland County Tax Assessor.

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

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and  
year first above-written.

Sealed and delivered in the presence of

\_\_\_\_\_  
\_\_\_\_\_

*Martin R. Messner*  
Martin R. Messner

*AIDene T. Messner* (SEAL)  
AIDene T. Messner

**Certificate of Residence**

I hereby certify, that the precise residence of the grantees herein is as follows:

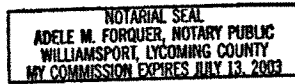
*18 Baylor Blvd.  
Lewisburg PA 17837*

*[Signature]*  
Attorney or Agent for Grantee

Commonwealth of Pennsylvania :  
County of Lycoming : SS

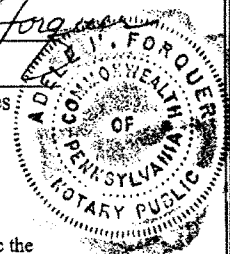
On this, the *23<sup>rd</sup>* day of *June* 2003, before me a Notary Public the  
undersigned officer, personally appeared Martin R. Messner and AIDene T. Messner, his wife, known to  
me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and  
acknowledged that he/she/they executed the same for the purpose therein contained.

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



*Adele M. Forquer*

My Commission Expires



Commonwealth of Pennsylvania :  
County of Lycoming : SS

On this, the \_\_\_\_ day of \_\_\_\_\_ 2003, before me a Notary Public the  
undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to  
be the person whose name \_\_ subscribed to the within instrument, and acknowledged that \_\_ executed the  
same for the purpose therein contained.

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

\_\_\_\_\_

My Commission Expires