

Prepared by

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File No. 15-0660LKL

Parcel ID # 60-04-111

This Indenture, made the 14th day of October, 2015,
Between

DEBORAH A. ANONIE, WIDOW AND SINGLE, of the County of Clinton and
Commonwealth of Pennsylvania, party of the first part, **GRANTORS**,

AND

PAMELA K. KOCH, DBA STARVING MARVIN TACK STORE, with her
principal place of business being located in the County of Lycoming and
Commonwealth of Pennsylvania, party of the second part, **GRANTEE**,

Witnesseth, that the said Grantor for and in consideration of the sum of Two
Hundred Eighty-Five Thousand And 00/100 Dollars (\$285,000.00) lawful money of
the United States of America, unto her well and truly paid by the said Grantee, at or
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged,
has granted, bargained and sold, released and confirmed, and by these presents does
grant, bargain and sell, release and confirm unto the said Grantee, her heirs and/or
assigns

ALL THAT certain piece, parcel and lot of land situate in the Township
of Woodward; County of Lycoming and Commonwealth of Pennsylvania,
bounded and described as follows:

BEGINNING at a point at the southeast corner of land now or formerly of
Norman Gamble, said point being on the north side of U. S. Highway

south five (5) degrees forty-five (45) minutes east, four hundred twenty-six (426) feet, more or less, to an iron pin corner on the north side of U. S. Highway 220 (formerly state Highway Route No. 23); thence along the north side of said highway, south seventy-four (74) degrees thirty (30) minutes west, a distance of one hundred (100) feet to the point and place of beginning.

UNDER AND SUBJECT to rights of way granted to Bell Telephone Company.

EXCEPTING AND RESERVING THEREFROM, all land taken as a result of the widening of U. S. or Pennsylvania Route 220, formerly known as State Highway Route No. 23.

UNDER AND SUBJECT, ALSO, NEVERTHELESS, to the right of Robert L. Shaffer, et ux, their heirs and assigns, the right to use an existing well and septic sewer system for domestic use only, located on the premises hereinabove described, with any repairs to the lines to the well head to be the responsibility of the said Robert L. Shaffer, et ux., subject to pro-rata contribution by any other user, said rights to be extinguished if and when any public water and sewer becomes available in the township.

TOGETHER WITH AND UNDER AND SUBJECT TO that certain Private Driveway Use and Maintenance Agreement between Deborah A. Anonie and Starving Marvin Tack Store dated even date herewith and intended to be recorded forthwith.

BEING part of the premises, specifically Parcel No. 1, which Edwin F. Treat and Carole S. Treat, his wife, by Deed dated and recorded on October 11, 1988, in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania, in Record Book 1331, Page 1, granted and conveyed unto James A. Anonie and Deborah A. Anonie, his wife. The said James A. Anonie died the 2nd day of December, 2012, thereby vesting title in his wife, Grantor herein.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 60-04-111 on the maps in the Office of the Lycoming County Tax Assessor.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against her, the said Grantor, and her heirs, will warrant specially and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

FILED
LYCOMING COUNTY
2015 OCT 15 A 9 53
ANNABEL MILLER
RECORD OF DEEDS

201500013561
Filed for Record in
LYCOMING COUNTY PA
ANNABEL MILLER, REGISTER & RECO
10-15-2015 At 09:56 am.
DEED 74.00
STATE TAX 2950.00

In Witness Whereof, the party of the first part has hereunto set her hand and seal.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Deborah A. Anonie {SEAL}
DEBORAH A. ANONIE

Commonwealth of Pennsylvania
County of Lycoming

} ss

On this, the 14th day of October, 2015, before me, the undersigned Notary Public, personally appeared **DEBORAH A. ANONIE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



Sharon D. Snook
Notary Public
My commission expires 10-24-17

The precise residence and the complete post office address of the above-named Grantee is:

[Signature]

On behalf of the Grantee