

BEING UPI Nos. 56-05-0117.000; 56-05-0120.000; 56-05-0123.000
56-02-0122.000; 56-02-0125.000

OR Bk 2580 Page 1579 - 1584
Filed in SCHUYLKILL COUNTY, PA
ANN DUDISH, RECORDER OF DEEDS
11-30-2016 At 03:05 pm. Fee: 2675.00
201600014358 DEED

This Indenture, made the 30th day of November, 2016.

Between



RYON REALTY COMPANY, a general partnership, organized and existing under the laws of the Commonwealth of Pennsylvania,

(hereinafter called the Grantor), of the one part, and

FELIX E. BARTUSH, JR., of Orwigsburg, Schuylkill County, Pennsylvania

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE DOLLAR (\$1.00)** lawful money of the United States of America, unto it 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, his heirs and assigns,

Lot No. 1:

ALL THAT CERTAIN parcel of property situated along Long Avenue in the Borough of Orwigsburg, Schuylkill County, Pennsylvania, being Lot No. 1 of the Ryon Realty Company Long Avenue Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin on the east right of way line of Long Avenue, a 40' street, at a common corner with Lot No. 3 and the south right of way line of former Frisbie Avenue; thence along said lot, and the former Frisbee Avenue, South right of way line, North 74 degrees 55 minutes 58 seconds East, 321.81' to an iron pin at a common corner with said Lot No. 3; thence along said lot, South 03 degrees 12 minutes 14 seconds East, 228.16' to an iron pin at a common corner with Lot No. 2; thence along said lot, South 86 degrees 47 minutes 46 seconds West, 314.94' to an iron pin on the east right of way line of Long Avenue; thence along said right of way, North 03 degrees 12 minutes 14 seconds West, 162.00' to the place of beginning. CONTAINING 61,437 square feet (1.410 acres.

DESCRIBED PARCEL being as shown on Final Plan of the Ryon Realty Company Long Avenue Subdivision, Drawing No. 1042, a revised March, 17, 2011, prepared by WJP Engineers, as recorded in Schuylkill County Map Book 58, Page 122.

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

LMBT-RT

DESCRIBED PARCEL being a portion of property conveyed to Ryon Realty Company, by Deed dated 03/15/1986, and recorded in Schuylkill County Deed Book 1372, Page 319, and being part of UPI No. 56-06-0017.000

Lot No. 2:

ALL THAT CERTAIN parcel of property situated along Long Avenue in the Borough of Orwigsburg, Schuylkill County, Pennsylvania, being Lot No. 2 of the Ryon Realty Company Long Avenue Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin on the east right of way line of Long Avenue, a 40' street, at a common corner with Lot No. 1; thence along said lot, North 86 degrees 47 minutes 46 seconds East, 314.94' to an iron pin on the west line of Lot No. 3; thence along said lot, South 03 degrees 12 minutes 14 seconds East, 190.81 feet to an iron pin on the north line of Lot No. 4; thence along said lot and the north right of way line of Williams Avenue (undeveloped), a 50' right of way, South 86 degrees 47 minutes 46 seconds West, 314.94' to an iron pin on the east right of way line of Long Avenue; thence along said right of way, North 03 degrees 12 minutes 14 seconds West, 190.81' to the place of beginning. **CONTAINING 60,093 square feet (1.380 acres).**

DESCRIBED PARCEL being as shown on Final Plan of the Ryon Realty Company Long Avenue Subdivision, Drawing No. 1042, as revised March 17, 2011, prepared by WJP Engineers, as recorded in Schuylkill County Map Book 58, Page 122.

DESCRIBED PARCEL being a portion of property conveyed to Ryon Realty Company, by Deed dated 03/15/1986, and recorded in Schuylkill County Deed Book 1372, Page 319, and being part of UPI No. 56-06-0017.000.

Lot No. 3:

ALL THAT CERTAIN parcel of property situated along Long Avenue in the Borough of Orwigsburg, Schuylkill County, Pennsylvania, being Lot No. 3 of the Ryon Realty Company Long Avenue Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin at the intersection of the north right of way line of Industrial Drive (formerly Frisbie Avenue), a 50' street, and the east right of way line of Long Avenue, a 40' street, and also on the south line of property now or formerly of Wayne P. and Joy M. Renninger; thence from the place of beginning along the north right of way of former Frisbie Avenue and along said

Renninger property, and property now or formerly of CBJF Realty, LP, North 74 degrees 55 minutes 58 seconds East, 555.31' to an iron pin on the west line of property, now or formerly of the Borough of Orwigsburg; thence along said Borough of Orwigsburg property and Lot No. 4, South 03 degrees 37 minutes 15 seconds East, 518.08' to an iron pin at a common corner with Lot No. 4; thence along said lot, South 86 degrees 47 minutes 46 seconds West, 232.28' to an iron pin at a common corner with Lot No. 2; thence along Lot No. 2, and along Lot No. 1, North 03 degrees 12 minutes 14 seconds West, 418.97' to an iron pin at a common corner with Lot No. 1 on the south right of way line of former Frisbee Avenue; thence along said lot and the former Frisbie Avenue south right of way line, South 74 degrees 55 minutes 58 seconds West, 321.81' to an iron pin on the east right of way line of Long Avenue; thence along said east right of way line, North 03 degrees 12 minutes 14 seconds West, 51.09' to the place of beginning. CONTAINING 129,967 square feet (2.984 acres).

SUBJECT to an access easement along an existing gravel road from Long Avenue across Lot No. 3 to property of CBJF Realty, LP and property now or late of Wayne P. and Joy M. Renninger, as shown on Final Plan recorded in Schuylkill County Map Book 58, Page 122.

DESCRIBED PARCEL being as shown on Final Plan of the Ryon Realty Company Long Avenue Subdivision, Drawing No. 1042, as revised March 17, 2011, prepared by WJP Engineers, as recorded in Schuylkill County Map Book 58, Page 122.

DESCRIBED PARCEL being a portion of property conveyed to Ryon Realty Company, by Deed dated 03/15/1986, and recorded in Schuylkill County Deed Book 1372, Page 319, and being part of UPI No. 56-06-0017.000.

Lot No. 4:

ALL THAT CERTAIN parcel of property situated along Long Avenue in the Borough of Orwigsburg, Schuylkill County, Pennsylvania, being Lot No. 4 of the Ryon Realty Company Long Avenue Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin at the intersection of the north right of way line of Williams Avenue (undeveloped), a 50' right of way, and the east right of way line of Long Avenue, a 40' street, and at a common corner with Lot No. 2; thence from the place of beginning along said Lot No. 2, and along Lot No. 3, North 86 degrees 47 minutes 46 seconds East, 547.22' to an iron pin at a common corner with Lot No. 3; thence along said lot, North 03 degrees 37 minutes 15 seconds West, 154.82' to an iron pin at a common corner of property, now or formerly of the Borough of Orwigburg; thence along said property, and property now or formerly

of Senior Living Ventures, Inc. and Genesis Health Care Services, North 84 degrees 40 minutes 53 seconds East, 860.77' to an iron pin at a common corner with property now or formerly of Gerald Lee Hinnershitz, et al; thence along said property, and property now or formerly of Bruce J. and Patricia M. Foster, and also property now or formerly of Classtex Knitting Mill, Inc., South 03 degrees 33 minutes 59 seconds East, 362.50' to an iron pin at a common corner of property now or formerly of KSSW, LLC; thence along said property, and property now or formerly of Seth T. Bailey and Erin L. Kirby for the following: (1) South 86 degrees 25 minutes 55 seconds West, 351.10' to an iron pin; (2) South 03 degrees 34 minutes 05 seconds East, 38.99' to an iron pin, at a common corner with said Seth T. Bailey and Erin L. Kirby property; thence along said property, and property now or formerly of Jeffrey and Gail Rarick, South 78 degrees 59 minutes 03 seconds West, 563.64' to an iron pin at a common corner of property, now or formerly of Marlene D. Schneck, et al.; thence along said property, South 76 degrees 26 minutes 28 seconds West, 279.88' to an iron pin on the east right of way line of former Harmon Street; thence along the east right of way line of former Harmon Street, North 03 degrees 12 minutes 14 seconds West, 294.05' to an iron pin on the South right of way line of Williams Avenue (undeveloped); thence along the said south right of way line and property, now or formerly of the Borough of Orwigburg, South 86 degrees 47 minutes 46 seconds West, 224.00' to an iron pin on the east right of way line of Long Avenue; thence along said east right of way line, North 03 degrees 12 minutes 14 seconds West, 50.00' to the place of beginning. CONTAINING 450,501 square feet (10.342 acres).

SUBJECT to a General Utility Easement to the Municipal Authority of Orwigburg, across Lot No. 4 as shown on the Final Plan recorded in Schuylkill County Map Book 58, Page 122.

DESCRIBED PARCEL being as shown on Final Plan of the Ryon Realty Company Long Avenue Subdivision, Drawing No. 1042, as revised March 17, 2011, prepared by WJP Engineers, as recorded in Schuylkill County Map Book 58, Page 122.

DESCRIBED PARCEL being a portion of property conveyed to Ryon Realty Company by Deed dated March 15, 1986, recorded in Schuylkill County Deed Book 1372, Page 319, and being part of UPI Parcel No. 56-05-0017 and also including the UPI Parcels identified as 56-05-0120; 56-05-0123.000; 56-02-0122; and 56-02-0125.

The actual consideration is One Hundred Thirty Thousand Dollars.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 it, the said grantor, as well at law as in equity, of, in and to the same.

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, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for itself, and its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor, and its successors and assigns, 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, his heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will **SPECIALLY**

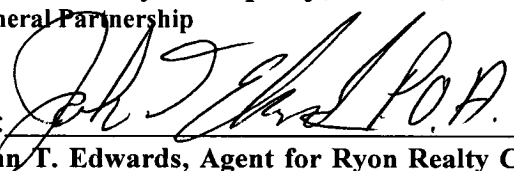
Warrant and Foreber Defend.

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

Sealed and Delibered

IN THE PRESENCE OF US:

**Ryon Realty Company, a Pennsylvania
General Partnership**

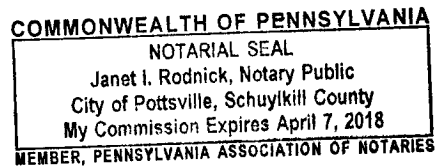
By:  {SEAL}
**John T. Edwards, Agent for Ryon Realty Company,
pursuant to Power of Attorney dated 04/25/2001 and
recorded 04/27/2001 in the Office of the Recorder of
Deeds of Schuylkill County, Pennsylvania, in Record
Book 1158, Page 252**

Commonwealth of Pennsylvania :
County of Schuylkill : ss

On this the 30th day of **November, 2016**, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the **County of Schuylkill**, the undersigned Officer, personally appeared **John T. Edwards**, who acknowledged himself to be the **Agent for Ryon Realty Company, a Pennsylvania General Partnership**, and that he as such Agent, being authorized to do so, executed the within instrument for the purpose therein contained by signing his name as **Agent for Ryon Realty Comapany**.

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

Janet I. Rodnick
Notary Public
My commission expires 4-7-18



201600014358
SCH ABSTRACT
SIGN OUT
BARTUSH DEED

The address of the above-named Grantee is:

302 N. Washington Street
Orwigsburg, PA 17961

201600014358
Exempt Status - N
State Tax \$ 1300.00
Local Tax \$ 1300.00
\$ 650.00 ORWIGSBURG BOROUGH
\$ 650.00 BLUE MOUNTAIN SCHOOL DISTRICT

Record and return to:

I hereby CERTIFY
that this document is
recorded in the office
of the Recorder of
Deeds in and for the
County of Schuylkill
and Commonwealth of
Pennsylvania



Ann Dudish
Ann Dudish
Recorder of Deeds