



COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Brenda S. Lupini, Recorder  
35 West Main Street  
Bloomsburg, PA 17815

Instrument Number - 202404376  
Recorded On 6/21/2024 At 10:10:45 AM  
\* Instrument Type - DEED  
Invoice Number - 270339  
\* Grantor - MCEL RATH, JACK LEE  
\* Grantee - SLUSSER, GARY W  
User - LA

\* Total Pages - 5

**\* FEES**

|                         |          |
|-------------------------|----------|
| STATE TRANSFER TAX      | \$256.00 |
| STATE WRIT TAX          | \$0.50   |
| JCS/ACCESS TO JUSTICE   | \$40.25  |
| AFFORDABLE HOUSING      | \$13.00  |
| RECORDING FEES -        | \$13.00  |
| RECORDER                |          |
| RECORDER IMPROVEMENT    | \$3.00   |
| FUND                    |          |
| COUNTY IMPROVEMENT FUND | \$2.00   |
| BERWICK AREA SCHOOL     | \$128.00 |
| REALTY TAX              |          |
| BERWICK BORO            | \$128.00 |
| TOTAL PAID              | \$583.75 |

This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
MULTI COUNTY LAND ABSTRACT CO

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



*Brenda S. Lupini*  
Brenda S. Lupini  
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 18th day of June, 2024,

**Between**

**JACK LEE MCELRATH, SINGLE OF 1660 Fairview Avenue, Berwick, PA 18603**

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

**GARY W. SLUSSER and ANGELA M. SLUSSER, MARRIED of 37 Bush Road,  
Benton, PA 17814**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Twenty-Five Thousand Six Hundred And 00/100 Dollars (\$25,600.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, 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 Grantees, as tenants by the entireties.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, described in accordance with a survey dated January 28, 1959, made by James Timbrell, Registered Engineer, as follows, to wit:

**BEGINNING** at point formed by the intersection of the Southerly right-of-way line of West Front Street (Pennsylvania Route No. 4) (U.S. Route No. 11) (fifty-five feet wide) and the Easterly right-of-way line of South Mercer Street (thirty feet wide); **THENCE** along the said side of West Front Street also known as U.S. Route No. 11, North eighty degrees two minutes forty-one seconds East, one hundred two and four-tenths feet to a point on the Westerly right-of-way line of Excelsior (Eureka) Street (twenty-three feet wide and unopened); **THENCE** along the said side of Excelsior Street, South nine degrees fifty-seven minutes nineteen seconds East, one hundred fifty feet to an iron pin on the Northerly side of a fifteen feet wide alley; **THENCE** along the said side of alley, South eighty degrees two minutes forty-one seconds West, one hundred twelve and sixty-five hundredths feet to an iron pin on the Easterly side of South Mercer Street, aforesaid; **THENCE** along the said side of South Mercer Street, North six degrees seven minutes nineteen seconds West, one hundred fifty and thirty one-hundredths feet to the first mentioned point and place of **BEGINNING**.

The aforesaid tract is also described in a Survey prepared by Bock & Clark Ltd. Dated 28, 2000 (Project #20000170/10), which survey describes the aforesaid tract in the exact manner as set forth above.

**UNDER AND SUBJECT, NEVERTHELESS**, to all building restrictions, zoning regulations, easements, rights-of-way, reservations and restrictions, either of record or visible on the property herein conveyed, and subject to all rights of and ownership in public roads, streets and highways, whether or not opened.

**BEING** the same premises which Charles A. Szybist, Trustee of the Bankrupt of Penn Petroco, Inc., by their Deed dated February 24, 2006 and recorded February 28, 2006 in the Columbia County Court House Instrument No. 200601915, granted and conveyed unto Jack Lee McElrath, Grantor herein.

**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 him, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his 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 Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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

**Sealed and Delivered**  
IN THE PRESENCE OF US:


  
\_\_\_\_\_  
**JACK LEE MCELRATH** {SEAL}

Commonwealth of Pennsylvania }  
County of Columbia } ss

On this, the 18<sup>th</sup> day of June, 2024, before me, the undersigned Notary Public, personally appeared **JACK LEE MCELRATH**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

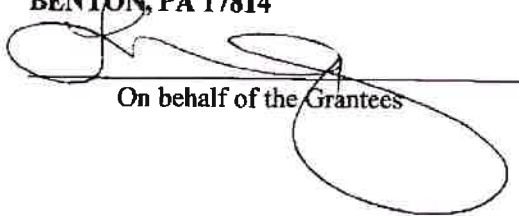
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
LYNN R. RUNGE, Notary Public  
Columbia County  
My Commission Expires November 23, 2024  
Commission Number: 1142473

  
Notary Public Lynn R. Runge  
My commission expires 11-23-24

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

**37 BUSH ROAD  
BENTON, PA 17814**

  
On behalf of the Grantees

# Deed

Parcel ID # 04D-09-062-00

JACK LEE MCELRATH

TO

GARY W. SLUSSER

and

ANGELA M. SLUSSER

**Multi County Land Abstract Company**

21 East Main Street

Bloomsburg, PA 17815

Telephone: 570-784-4880 Fax: 570-784-4888