



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

**Instrument Number - 202502120  
 Recorded On 3/24/2025 At 3:17:27 PM  
 \* Instrument Type - DEED  
 Invoice Number - 275339  
 \* Grantor - SLUSSER, GARY R  
 \* Grantee - HERREN REALTY LLC  
 User - HAS**

**\* Total Pages - 4**

**\* FEES**

STATE TRANSFER TAX	\$1,480.00
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	\$740.00
REALTY TAX	
BERWICK BORO	\$740.00
TOTAL PAID	\$3,031.75

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

**RETURN DOCUMENT TO:  
 KEPNER KEPNER & CORBA**

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 21<sup>st</sup> day of March, 2025,

**Between**

**GARY R. SLUSSER and KRISTINE L. SLUSSER**, his wife, of 355 Sunset Lake Road, Shickshinny, Pennsylvania,

(hereinafter referred to as the Grantors), of the one part, and;

**HERREN REALTY, LLC**, a Pennsylvania Limited Liability Company, with a registered business address of 328 West Front Street, Berwick, Pennsylvania,

(hereinafter referred to as the Grantee), of the other part,

**Witnesseth**, that in consideration of the sum of **ONE HUNDRED FORTY-EIGHT THOUSAND (\$148,000.00) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey unto the Grantee, their heirs and assigns,

**ALL THAT CERTAIN** piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at the Southeast corner of West Front and South Oak Streets; thence in a southerly direction along line of South Oak Street a distance of 80 feet to a corner in line of land owned now or late by Edwards R. Reiter and G.A. Vaughn; **THENCE** in an easterly direction along line of said land and parallel with Front Street, a distance of 65 feet to a corner in line of other lands now or late of G.A. Vaughn; **THENCE** in a northerly direction along line of lands now or late of G.A. Vaughn a distance of 80 feet to Front Street; **THENCE** in a westerly direction along Front Street a distance of 65 to the beginning.

**TOGETHER** with the right of way at the Front Street corner of the third line above described, consisting of a triangular shaped piece of land and being 12 feet on Front Street, on other lands now or late of George A. Vaughn and 12 feet along the third line above described and as at present established. Said right of way to be in effect so long as the Front Street portion of the above described premises is used as a gas and oil service station with the premises covered by the right of way to revert to George A. Vaughn if and when premises are used for any other purposes.

**BEING THE SAME PREMISES** conveyed to Gary R. Slusser and Kristine L. Slusser, his wife, by deed of Joseph S. Siecko and Joan D. Siecko, his wife, dated August 28, 2015 and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument No. 201507065 on August 31, 2015.

**TOGETHER** with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 in law, equity or otherwise howsoever, of, in, to or out of the same.

**TO HAVE AND TO HOLD** the same messuage or tenements and lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, bargained, sold or mentioned and intended so to be, with the appurtenance, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the Grantors will warrant specially the property hereby conveyed.

**In Witness Whereof**, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of:

  
\_\_\_\_\_

 {SEAL}  
GARY R. SLUSSER

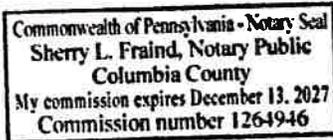
  
\_\_\_\_\_

 {SEAL}  
KRISTINE L. SLUSSER

Commonwealth of Pennsylvania )  
County of Columbia )

On this the 21st day of March, 2025 before me, the undersigned Notary Public, personally appeared Gary R. Slusser and Kristine L. Slusser, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



  
\_\_\_\_\_  
Notary Public  
My commission expires 12/13/27

The precise address of the above-named Grantees is:  
328 West Front Street  
Berwick, PA 18603

  
\_\_\_\_\_  
Attorney for Grantee

DEED PREPARED BY:  
KEPNER, KEPNER & CORBA, P.C.  
ATTORNEYS AT LAW  
123 WEST FRONT STREET  
BERWICK, PA 18603  
(570) 752-2766