

BK 1432 PG 1087

ENTERED FOR RECORD
JOSEPH L. DAVIDSON
RECORDER OF DEEDS
CENTRE COUNTY

02 OCT 31 PM 4 46

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CENTRE)

On this, the day OCT 31 2002 I hereby

1432 Page 1087 CERTIFY that this document is Recorded in Record Book
in the Recorder of Deeds Office of
Centre County, Pennsylvania.
IN WITNESS WHEREOF, I have hereunto set my hand
and official seal.

NSC
3-2
13500
20250
30.00
NSC



Joseph L. Davidson
Joseph L. Davidson
Centre County
Recorder of Deeds

DEED

002675

THIS INDENTURE made the 29th day of October, 2002, by and between:

STATE COLLEGE I.O.O.F. HALL ASSOCIATION, INC., a Pennsylvania nonprofit corporation, having an address of 454 Rolling Ridge Drive, State College, Pennsylvania, 16801,
Grantor,

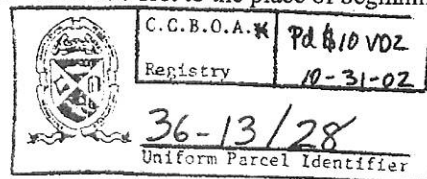
AND

CBD ASSOCIATES, a general partnership, having an address of 228 E. College Avenue, State College, Pennsylvania, 16801, Grantee.

WITNESSETH, for and in consideration of the sum of **One Million Three Hundred Fifty Thousand Dollars (\$1,350,000.00)** lawful money of the United States of America, paid by the Grantee to the Grantor, at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, that the Grantor, by this deed grants, conveys and confirms unto the Grantee, its successors and assigns.

ALL that certain tract or plot of ground situate, lying and being in the Borough of State College, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of East College Avenue at the N. E. corner of premises, now or late of P. H. Gentzel; thence Easterly along College Avenue 50 feet to a point (stake); thence South 39 1/2° East 150 feet to Calder Alley; thence along said Calder Alley South 50° West 50 feet to S. E. corner of premises of Homer Gentzel aforesaid; thence along said Gentzel premises North 39 1/2° West 150 feet to the place of beginning.



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BEING the same premises which State College Lodge #1032, I.O.O.F. conveyed unto State College I.O.O.F. Hall Association, Inc. by deed dated September 21, 1916 and recorded in the Centre County Recorder's Office in Deed Book 118 at page 442 and by deed of A. H. Hartswick, et al., Trustees of State College Lodge #1032, I.O.O.F. dated May 20, 1916 and recorded December 31, 1929 in the Centre County Recorder's Office in Deed Book 142 at page 7.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel No. 36-13/28

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, encumbrances, restrictions, covenants and conditions of record.

TOGETHER with all tenements, hereditaments and appurtenances to the same belonging or in anyway appurtenant to the land, and any reversions, remainders, rents, issues and profits thereof;

AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and in equity, of the Grantor, of, in, to or out of the land, and every part and parcel thereof.

TO HAVE AND TO HOLD the land, with all and singular the appurtenances, unto the Grantee, its successors and assigns, to and for the use of the Grantee, its successors and assigns forever.

AND the Grantor by this Deed covenants, grants to and agrees with the Grantee, its successors and assigns, that the Grantor SHALL SPECIALLY WARRANT AND FOREVER DEFEND the hereditaments and premises herein above described and granted the Grantee, against the Grantor, and against all and every other person or persons, whomsoever, claiming or to claim the same premises or any part thereof.

The undersigned officers of the Grantor warrant and represent that they have been duly authorized by the board of directors of the Grantor to execute and deliver this deed to the Grantee.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officers, executes and seals this Deed, the day and year first written above.

ATTEST:

STATE COLLEGE I.O.O.F. HALL
ASSOCIATION, INC.

K. H. Kulp
Kenneth H. Kulp, Secretary

By: Arthur R. Moyer
Arthur R. Moyer, President

