

PARCEL #

THIS DEED

MADE this 21st day of April in the year Two Thousand Ten (2010),
BETWEEN **JAN Z. HAUSER**, a single person, of P.O. Box 482, Turbotville, Northumberland
County, Pennsylvania, Grantor and Party of the first part,

AND

TEDD A. BIERNSTEIN AND SHARON L. BIERNSTEIN, husband and wife, of 3915
Shakespeare Road, Milton, Northumberland County, Pennsylvania 17847, as Tenants by the
Entireties, Grantees and parties of the second part.

WITNESSETH, that the said party of the first part for and in consideration of the sum of
ONE AND 00/100 DOLLAR (\$1.00) lawful money of the United States of America, and other
good and valuable consideration well and truly paid by the said parties of the second part to the
said party of the first part, at and before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released,
conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release,
convey and confirm unto the said parties of the second part, their heirs and assigns:

ALL THAT CERTAIN lot and tract of land situate in the Borough of Lewisburg, Union
County, Pennsylvania, being a portion of the eastern half of Lot No. 3 as marked and numbered
on the General Plan of the said Borough, more particularly **BOUNDED AND DESCRIBED** as
follows, to wit:

BEGINNING at the western line of Lot No. 5 as numbered in the town plan, at the
building line;

THENCE, along said line in a westerly direction a distance of 25' 4 1/2" to a point at land
now or formerly of the Lewisburg Trust Bank;

THENCE, along the other portion of said Lot No. 3 in a southerly direction, 83' to a post
at line now or formerly of the Lewisburg Trust Bank;

THENCE, in an easterly direction along said property, 25' 4 1/2" to an iron pin at the
western line of Lot No. 5 aforesaid;

THENCE, in a northerly direction along the western line of Lot No. 5, 83', to the place
of **BEGINNING**.

PETER L. MATSON, P.C.
ATTORNEY AT LAW
222 MARKET STREET
LEWISBURG, PA 17837
GENERAL
570/523-3285
570/523-0240 FAX
REAL ESTATE
570/523-9285
570/524-5900 FAX

WHEREON is erected a three-story masonry building.

IT BEING SHOWN as Parcel 158 on Sheet 13 of the Union County Tax Atlas.

RESERVING to the owners of Lot No. 5 as above referred to, their heirs, executors, administrators and assigns, the full right, liberty, privilege, use and enjoyment of that portion of a brick wall erected on the dividing line between Lot Nos. 3 and 5 extending 8" onto Lot No. 3, as a party wall for the support of the building erected on Lot No. 5, in common with the Grantee and **FURTHER GRANTING** to the grantee, her certain attorneys, heirs, executors, administrators and assigns, the full right, liberty, privilege, use and enjoyment of that portion of the same brick wall erected on the dividing line between Lot Nos. 3 and 5, extending into Lot No. 5 through the thickness of said wall or a limit of 8", whichever is shorter, as a party wall for the support of the building erected on Lot No. 3 and herein conveyed.

THE GRANTOR, party of the first part, does give and grant to the Grantees, parties of the second part, their heirs, executors, administrators and assigns, the full right, liberty and privilege of an 8' wide passageway or footpath measured from the southeast corner of the property herein conveyed northward 8' along the east line of the property herein conveyed and proceeding that width eastward to the west building line of the building erected on Lot No. 5, thence continuing southward to a width of 7' 2 1/2" measured from an iron pin situate at corner of lands formerly of Arthur Miller, et ux, now or formerly of Villager Realty, Inc., and the Lewisburg Trust Bank, 7' 2 1/2" eastward to the building on Lot No. 5, and thence extending that width southward through Lot No. 5, 69' 6" to Pine Alley, the same to be used in common with the owners of Lot No. 5, their heirs and assigns, as a passageway or footpath exclusively, except for the fire escape now erected in the said area, with the free ingress, egress and regress into and along the same at all times hereafter forever in common with the owners of Lot No. 5, their heirs and assign, owners, tenants and occupiers of the land bounding the same.

THE GRANTOR, party of the first part, does give and grant to the Grantees, parties of the second part, the full right, liberty and privilege of light and air to that portion of the building erected on the property herein described extending beyond the present southwest corner of the building erected on Lot No. 5, the same to be at all times used in common with the heirs and assigns, owners, tenants and occupiers of the said Lot No. 5, with the free uninterrupted right, liberty and privilege to the same.

RESERVING, HOWEVER, to the owners of Lot No. 5, their heirs and assigns, the free and common use, right, liberty and privilege of a chimney erected at the southeast corner of the building situate on the property herein described, to be used as a chimney flue for the building on Lot No. 5, in common with the Grantee whose chimney flue is also constructed within the same chimney, with the free right and liberty to the access of said chimney for the purposes of repairs or maintenance as the same may become necessary.

IT BEING THE SAME PREMISES which Michael A. Hauser, and Jan Z. Hauser, by their Deed dated October 31, 1999, and recorded December 3, 1999, in the Office of the Recorder of Deeds in and for Union County, Pennsylvania, in Record Book 760, at page 293, granted and conveyed unto Jan Z. Hauser.

UNDER AND SUBJECT, however, to all easements, right-of-ways and conditions of record.

THE ACTUAL CONSIDERATION FOR THIS TRANSACTION IS TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00).

Grantor(s) certify that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed of or has ever been disposed of by the Grantor(s) or to the Grantor's(s') actual knowledge in or upon the premises above.

Together with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and 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 said party of the first part, of, in, to or out of the said premises and every part and parcel thereof.

To have and to hold the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said grantor(s) will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand(s) and seal(s) the day and year first above-written.

Signed, sealed and delivered
in the presence of

Jan Z Hauser (SEAL)
Jan Z. Hauser

COMMONWEALTH OF PENNSYLVANIA *

*

COUNTY OF UNION *

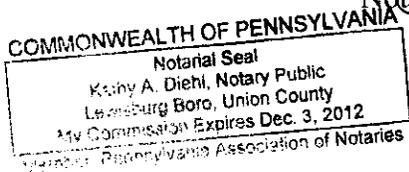
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On this, the 1st day of April, 2010, before me, the undersigned officer, personally appeared **JAN Z. HAUSER, a single person**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

My Commission Expires:

Kathy A. Diehl
Notary Public



CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:

3915 Shakespeare Road, Milton, PA 17847.

[Signature]
Attorney or Agent for Grantee(s)

PETER L. MATSON, P.C.
ATTORNEY AT LAW
222 MARKET STREET
LEWISBURG, PA 17837
GENERAL
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REAL ESTATE
570/523-9285
570/524-5900 FAX

Prepared by Peter L. Matson, Esquire., 222 Market Street, Lewisburg, PA 17837
RE\13-158 DEED-HAUSER TO BIERNSTEIN

CERTIFICATION PAGE

DO NOT DETACH
THIS PAGE IS NOW A PART OF THIS LEGAL DOCUMENT

RECORDING INFORMATION AND FEES PAID

201000001362
Filed for Record in
UNION COUNTY PA
THERESA S SCHRAUDER
04-22-2010 At 01:36 pm.
DEED 4753.50
OR Book 2011 Page 294 - 298

201000001362
Exempt Status - N
State Re \$ 2350.00
Local re \$ 2350.00
\$ 1175.00 LEWISBURG BOROUGH
\$ 1175.00 LEWISBURG AREA SCHOOL DISTRICT

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


Recorder of Deeds

