

LYCOMING COUNTY
VERIFIED / ASSIGNED UPI
58-365-117.B
58-365-117.C

Instrument 202300013085 OR BOOK PAGE 9322 1325

202300013085
Filed for Record in
LYCOMING COUNTY, PA
DAVID A. HUFFMAN
12-28-2023 At 09:26 am.
DEED 89.75
STATE TAX 2250.00
LOCAL TAX 2250.00
OR book 9322 Page 1325 - 1328C

This document prepared by:
Paul J. Ryan, Esquire
COPLOFF, RYAN & HOUSER
136 East Water Street
Lock Haven, PA 17745
(570) 748-7771

THIS DEED, Made the 21 day of December, Two Thousand Twenty-three
(2023),

BETWEEN TAW PROPERTIES, LLC, a Pennsylvania Limited Liability Company,
with offices located in Jersey Shore, Lycoming County, Pennsylvania,
GRANTOR,

A
N
D

HUMBLE AND KIND PROPERTIES LLC, a Pennsylvania Limited Liability
Company with offices located in Waterville, Lycoming County, Pennsylvania,
GRANTEE

WITNESSETH, That in consideration of TWO HUNDRED TWENTY-FIVE
THOUSAND and 00/100 ----- (\$225,000.00) ----- DOLLARS,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant
and convey to the said Grantee, its successors and assigns,

ALL THOSE TWO (2) CERTAIN pieces, parcels, and lots of land situate in the
Township of Watson, County of Lycoming, and Commonwealth of Pennsylvania, bounded
and described as follows:

PARCEL NO. 1:

BEGINNING at an iron pin in the easterly line of Legislative Route No. 266
(Traffic Route No. 44) at highway chaining station 102+27, and running along other
land now or formerly of Earl W. Richards, through a pine tree, North 53 degrees 17
minutes East, a distance of one hundred twenty-four (124) feet to an iron pipe in the
westerly line of the Penn-Central Transportation Company; thence turning and

12/26/50

running along the westerly line of said railroad in a southeasterly direction by a curve to the right of radius of 2,798.9 feet an arc distance of 163.4 feet to an iron stake at the northeast corner of Parcel No. 2 herein described; thence turning and running along said Parcel No. 2, South 53 degrees 17 minutes West, a distance of one hundred nine (109) feet through a pine tree to an iron pin in the easterly line of said Route No. 266; thence turning and running along the easterly line of said highway, North 37 degrees 50 minutes West, a distance of one hundred sixty-two and nine-tenths (162.9) feet to the iron pin, the place of beginning; all bearings being magnetic and the parcel containing a calculated area of 19,105 square feet, more or less.

The above description was taken from the plot of survey made by Thomas K. Yohe, Sr., Surveyor, Pa. Reg. No. 9942-E, on October 8, 1968.

UNDER AND SUBJECT, NEVERTHELESS, to the right of others in a ten (10) foot private road extending in an easterly-westerly direction with the center line of the same being fifteen (15) feet from the northern line of the premises hereinabove described.

PARCEL NO. 2:

BEGINNING at a point on the eastern line of right-of-way of Legislative Route No. 266, said point being the southwest corner of Parcel No. 1 herein described; thence in a southerly direction along the eastern right-of-way line of said Route No. 266, a distance of two hundred fifty (250) feet, more or less, to the northern line of a drainage ditch and the northern edge of a drain pipe used to convey the water beneath the said Route No. 266; thence in an easterly direction along the northern edge of said drainage ditch and continuing in a straight line to the western right-of-way line of the Penn-Central Transportation Company, a distance of two hundred thirty (230) feet, more or less, to the southeastern corner of said Parcel No. 1; thence South 53 degrees 17 minutes West along said Parcel No. 1, a distance of one hundred nine (109) feet to the eastern line of right-of-way of said Route No. 266, the point and place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to easements, rights-of-way, and restrictions of record heretofore contained in the deeds in the chain of title to the above two parcels of real estate.

BEING the same premises granted and conveyed by Scott A. Mason and Lisa J. Mason, husband and wife, to TAW Properties, LLC, Grantor herein, by Deed dated June 28, 2018, and recorded in Lycoming County, Pennsylvania, at Record Book 9164, page 2778.

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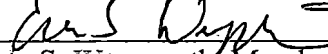
FOR IDENTIFICATION PURPOSES ONLY, this property is known and designated on the Lycoming County Tax Assessment records as Parcels No. 58-365-117.B and 58-365-117.C, with an address of 1896 North Route 44 Highway, Jersey Shore, Pennsylvania, 17740.

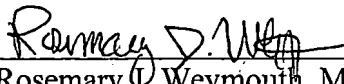
AND the said Grantor does hereby Warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be signed by its Member, the day and year first above written.

ATTEST:

TAW PROPERTIES, LLC

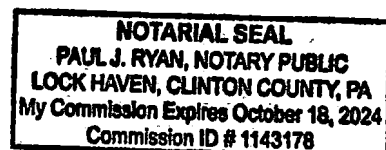
By:  (SEAL)
Eric S. Weymouth, Member

By:  (SEAL)
Rosemary D. Weymouth, Member

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CLINTON)

This record was acknowledged before me on the 21 day of December,
2023, by ERIC S. WEYMOUTH and ROSEMARY J. WEYMOUTH, who represent that they
are authorized to act on behalf of TAW PROPERTIES, LLC, as all Members.

Signature of Notarial Officer
Notary Public in and for the State of PA
My Commission Expires October 18, 2024



I HEREBY CERTIFY that the precise address of the Grantee herein is:

155 Sawmill Drive PO Box 95 Waterville PA 17776

COPLOFF, RYAN & HOUSER

By: 