

This Deed,

Made the 30th day of May, in the year Two Thousand and Eight (2008),

Between CARL G. BOWER, RUTH ANN BOWER and DANIEL L. BOWER, as Tenants in Partnership, known as and trading as BOWER REALTY, of Berwick, Pennsylvania, the Grantors,

AND,

HERREN REALTY, LLC, of Berwick, Pennsylvania, the Grantee.

WITNESSETH, that in consideration of One Hundred and Sixty Thousand Dollars (\$160,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee,

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

BEGINNING at a Mag Nail (set) on the southern right-of-way of S.R. 0011 (Front Street), and at the northwest corner of lands now or formerly of Vaughn's Bakery, Inc.;

THENCE along Vaughn's Bakery, Inc., the following courses and distances: South 18 degrees, 47 minutes, 20 seconds East, 79.40 feet to a Mag Nail (set);

THENCE South 44 degrees, 07 minutes, 45 seconds East, 28.53 feet to a Mag Nail (set);

THENCE South 65 degrees, 07 minutes, 20 seconds East, 17.33 feet to a Mag Nail (set);

THENCE South 83 degrees, 17 minutes, 20 seconds East, 22.55 feet to a Mag Nail (set) at the southwest corner of lands now or formerly of I. Dean and Nell G. Bull;

THENCE along lands now or formerly of said Dean and Bull, North 71 degrees, 14 minutes, 05 seconds East, 49.56 feet to an iron pin (set) in line of lands now or formerly of the Pennsylvania American Water Company;

THENCE along lands now or formerly of the Pennsylvania American Water Company, South 18 degrees, 47 minutes, 20 seconds East, 187.89 feet to an iron pin (found) in the northern line of lands now or formerly of the Seda-Cog Joint Rail Authority;

THENCE along lands now or formerly of the Seda-Cog Joint Rail Authority, South 70 degrees, 54 minutes, 20 seconds West, 247.42 feet to an iron pin (set);

THENCE along the eastern side of Oak Street, North 18 degrees, 45 minutes, 25 seconds West, 236.15 feet to a Railroad Spike (found) at the southwest corner of lands now or formerly of Joseph S. and Joan D. Siecko;

THENCE along lands now or formerly of Joseph S. and Joan D. Siecko, North 71 degrees, 14 minutes, 05 seconds East, 65 feet to a Mag Nail (set) at the southeast corner of lands now or formerly of said Siecko;

THENCE along lands now or formerly of said Siecko, North 18 degrees, 59 minutes, 20 seconds West, 80 feet to a point on the southern right-of-way of S. R. 0011 (Front Street);

THENCE along Front Street, North 71 degrees, 14 minutes, 05 seconds East, 34.00 feet to an iron pin (set) at the northwest corner of lands now or formerly of Evelyn Waters;

THENCE along lands now or formerly of Evelyn Waters, South 18 degrees, 47 minutes, 20 seconds East, 90.00 feet to a Mag Nail (set);

THENCE along lands now or formerly of Evelyn Waters, North 71 degrees, 14 minutes, 05 seconds East, 40.90 feet to a Mag Nail (set);

THENCE along lands now or formerly of Evelyn Waters, North 18 degrees, 47 minutes, 20 seconds West, 90.00 feet to a Mag Nail (set) of the southern right-of-way of S. R. 0011 (Front Street);

THENCE along Front Street, North 71 degrees, 14 minutes, 05 seconds East, 13.00 feet to a Mag Nail (set), the **PLACE OF BEGINNING**.

CONTAINING 1.32 acres of land.

BEING that the aforesaid description(s) is taken from a survey draft by Thomas H. Parr, P.L.S., dated February 18, 1999 and recorded at the Columbia County Recorder's Office.

BEING a portion of the same property or premises conveyed to Carl G. Bower, Ruth Ann Bower, and Daniel L. Bower, as tenants in partnership, known as and trading as Bower Realty, by Deed of Stroehmann Bakeries, Inc., formerly known as Maier's Bakery, dated October 21, 1999 and recorded October 22, 1999 at the Columbia County Recorder's Office to Instrument No. 199909770.

UNDER AND SUBJECT, nevertheless, to the following:

1. Right-of-way or right to use in favor of Wilbur C. Vaughn and Hugh A. Vaughn and Evelyn A. Vaughn, his wife, and their successors in title, with respect to the driveway included in the above described premises;

2. Right-of-way referred to in deed from Robert P. Jones, et al, to Joseph S. Siecko and Joan D. Siecko, his wife, dated May 24, 1976 and recorded at the Columbia County Recorder's Office in Deed Book 276, at page 791, which was to be in effect "so long as the Front Street portion of the above described premises is used as a gas and oil and service station," has extinguished because the said property is no longer used as a "gas and oil and service station."



3. Any restrictions, conditions and covenants, as set forth on survey draft prepared by Thomas H. Parr, P.L.S., dated February 18, 1999 and recorded at the Columbia County Recorder's Office.

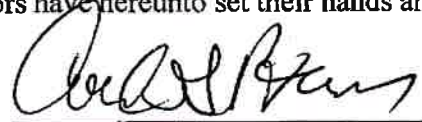

AND THE SAID GRANTORS do hereby warrant specially the property herein conveyed.

TOGETHER with all and singular the buildings, 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 of the Grantors, either in law or equity, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals, the day and year first above written.

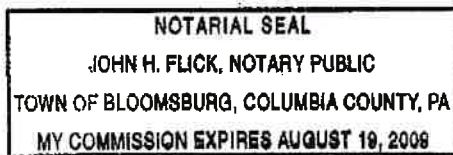

WITNESS

RUTH ANN BOWER


CARL G. BOWER

DANIEL L. BOWER

Commonwealth of Pennsylvania :
: SS.
County of Columbia :

On this, the 30th day of May, 2008, before me, a Notary Public the undersigned officer, personally appeared CARL G. BOWER, RUTH ANN BOWER and DANIEL L. BOWER, as tenants in partnership, known as and trading as BOWER REALTY, 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 have hereunto set my hand and notarial seal.



John H. Flick
NOTARY PUBLIC

I HEREBY CERTIFY that the precise address of the grantee is 328 W Front
Street Berwick PA 18603.

John H. Flick
Attorney Agent for Grantee

Prepared by:

Law Offices of Kevin Tanribilir, P.C.
701 East Front Street
Berwick, PA 18603
570-752-6200