

Schuylkill County UPI Number: 10-03-0014.002

DEED

THIS INDENTURE, made this 11th day of September, in the year of our Lord Two Thousand and Fourteen (2014)

BETWEEN **CLIFF A. TROUTMAN and DAWN M. TROUTMAN, husband and wife**, Grantors and parties of the first part,

AND

DAWN M. TROUTMAN, Grantee, and party of the second part,

WITNESSETH, that the Grantors, for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, and confirmed, and by these presents, does grant, bargain, sell, alien, enfeoff, release and confirm unto the Grantee, her heirs and assigns:

ALL THAT CERTAIN tract of land designated as Lot No. 3 on the Subdivision Plan for Stanley C. Kessler and Leah O. Kessler lying on the Northeasterly side of Township Road T-409 situate in Eldred Township, Schuylkill County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a railroad spike (set) in the centerline of Township Road T-409 marking the Southeasterly corner of the herein described Lot No. 3, said railroad spike is on line of lands now or formerly of Earl Stauffenberg and Joan E. Stauffenberg and is SOUTH TWENTY-SEVEN (27) DEGREES TWENTY-TWO (22) MINUTES THIRTY (30) SECONDS EAST, a distance of TWENTY-FOUR AND TWENTY-FIVE HUNDREDTHS (24.25) FEET from an iron pin (set) on this same line, said railroad spike also marks a corner of Lot No. 2 as shown on said plan; THENCE along and through the centerline of said road along Lot No. 2, NORTH SEVENTY (70) DEGREES FIFTY (50) MINUTES TWENTY (20) SECONDS WEST, FOUR HUNDRED NINETEEN AND SEVENTY-EIGHT HUNDREDTHS (419.78) FEET to a railroad spike (set) on line of lands now or formerly of the Pennsylvania Bureau of Forestry; THENCE along said Forestry lands, passing through an iron pin (set) on line at a distance of TWENTY-FOUR AND EIGHT HUNDREDTHS (24.08) FEET, NORTH FIFTY-EIGHT (58) DEGREES TWENTY-FOUR (24) MINUTES TEN (10) SECONDS EAST, for a total distance of TWO HUNDRED EIGHTY-NINE AND FIFTY-FIVE HUNDREDTHS (289.55) FEET to an iron pin (found), said iron pin also marks the Northwesterly corner of lands now or formerly of the aforesaid Earl Stauffenberg and Joan E. Stauffenberg; THENCE along lands now or formerly of said Stauffenberg, SOUTH TWENTY-SEVEN (27) DEGREES TWENTY-TWO (22) MINUTES THIRTY (30) SECONDS EAST, THREE HUNDRED TWENTY-FIVE AND NINETY-NINE HUNDREDTHS (325.99) FEET TO THE POINT OF BEGINNING.

THE herein described Lot No. 3 contains ONE AND EIGHTY THOUSANDTHS (1.080) ACRES of land in all subject to the portion of right-of-way of Township Road T-409, and a right-of-way to Pennsylvania Power and Light Company along an overhead electric line along the Township Road.

THE herein described Lot No. 3 is more fully shown on a Subdivision Plan prepared by Keefer and Associates, Inc., Land Surveying, Sunbury, PA, dated August 1, 1995, revised September 14, 1995, in Map Book 30 at Page 95, in the Office of the Recorder of Deeds in an for Schuylkill County, Pennsylvania.

CERTIFICATION OF PARCEL NUMBERS ONLY

**DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT**

SCHUYLKILL COUNTY ASSESSMENT BUREAU

BEING THE SAME PREMISES, which Stanley C. Kessler and Leah O. Kessler, husband and wife, by their deed dated July 23, 1998, and recorded in the Office of the Recorder of Deeds of Schuylkill County in Record Book No. 381, page 130, granted and conveyed unto Cliff A. Troutman and Dawn M. Troutman, husband and wife, Grantors herein.

THIS IS A TRANSFER BETWEEN HUSBAND AND WIFE AND IS THEREFORE EXEMPT FROM TRANSFER TAX.

ALSO UNDER AND SUBJECT to the terms and conditions of the Marital Agreement between the parties dated August 14, 2014, and docketed to S-677-2013.

Together with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise 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 equity, of the parties of the first part, of, in, or to our 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 second part, her heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, her heirs and assigns, forever.

And the said Parties of the First Part, for themselves and their heirs, executors, administrators and assigns, do covenant, promise and agree to and with the said Party of the Second Part, his heirs and assigns, by these presents that they, the said Parties of the First Part, their heirs, executors, administrators and assigns, the Premises hereby granted, or mentioned, or intended so to be, with the said appurtenances, unto the said Party of the Second part, her heirs and assigns, against them, the said Parties of the First Part and their heirs, executors, administrators and assigns, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part or parcel thereof, by, from, or under it, them, or any of them, shall and will warrant specially the property hereby conveyed, under and subject as aforesaid.

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

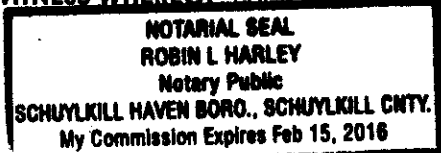
Robert Bailey
Witness
Shirley Ann Olm
Witness

Cliff A. Troutman
CLIFF A. TROUTMAN
Dawn M. Troutman
DAWN M. TROUTMAN

Commonwealth of Pennsylvania :
: ss.
County of Schuylkill :

On this, the 11th day of September, 2014, before me, the undersigned officer, personally appeared **CLIFF A. TROUTMAN**, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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



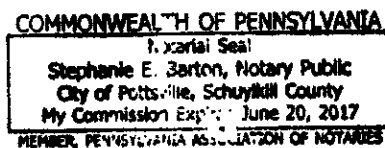
Robin L. Harley
Notary Public

Commonwealth of Pennsylvania :
: ss.
County of Schuylkill :

On this, the 11th day of September, 2014, before me, the undersigned officer, personally appeared **DAWN M. TROUTMAN**, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

Stephanie E. Barton
Notary Public



The address of the within-named Grantee is:
401 Bull Road
Pitman, PA 17964

201400011694
Filed for Record in
SCHUYLKILL COUNTY, PA
MARCIE SCHULTZ, RECORDER OF DEEDS
09-23-2014 At 01:19 pm.
DEED 67.00
OR Bk 2513 Page 1305 - 1307

I hereby CERTIFY that this document is recorded in the office of the Recorder of Deeds in and for the County of Schuylkill and Commonwealth of Pennsylvania

A. Matthew Dudish
A. Matthew Dudish
Recorder of Deeds



201400011694
ATTY KAREN RISMILLER /ADM
SIGNOUT
TROUTMAN