

Pa. Warranty Deed

THIS DEED

Made the 9th day of July, Two Thousand Seven (2007),

BETWEEN CARL E. BARLETT and MARTHA G. BARLETT, Husband and Wife, of
Muncy Township, County of Lycoming and Commonwealth of Pennsylvania, Parties of the
First Part, Grantors,

AND

THOMAS G. SCHAECH and ROBIN R. SCHAECH, Husband and Wife, of Bel Air,
Maryland, Parties of the Second Part, Grantees,

WITNESSETH, that in consideration of the sum of FOUR HUNDRED TWENTY
THOUSAND AND 00/100-----(\$420,000.00)----- DOLLARS, in hand
paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and
convey to the said Grantees, their heirs and assigns,

ALL those two (2) parcels of land situate in Muncy Township, County of Lycoming and
Commonwealth of Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1: BEGINNING at a spike in the center line of a private road on land of
Country Store Associates, said spike being referenced from an iron pipe at the intersection
of lands of J. Donald Wentzler, William Geist and Country Store Associates by the two (2)
following courses and distances: (1) South seventy-seven degrees no minutes East, eight
hundred sixty-one and ninety-six hundredths feet (S. 77° 00' E. 861.96 ft.) along lands now
or formerly of Country Store Associates and William Geist to a point; and (2) North thirteen
degrees no minutes East, thirty-three and no hundredths feet (N. 13° 00' E. 33.00 ft.) through
land now or formerly of Country Store Associates to a spike, the place of beginning; thence
from the said place of beginning and through land of Country Store Associates and along the
center line of a private road the seven (7) following courses and distances: (1) North twelve
degrees twenty-six minutes West, thirty-seven and no hundredths feet (N. 12° 26' W. 37.00
ft.) to a spike; (2) North eighteen degrees forty-seven minutes East, two hundred seventy-
five and no hundredths feet (N. 18° 47' E. 275.00 ft.) to a spike; (3) North four degrees
twenty-one minutes East, forty-four and no hundredths feet (N. 4° 21' E. 44.00 ft.) to a spike;
(4) North fifteen degrees thirty-five minutes West, seventy-four and no hundredths feet (N.
15° 35' W. 74.00 ft.) to a spike; (5) North one degree fifty minutes West, fifty and no
hundredths feet (N. 1° 50' W. 50.00 ft.) to a spike; (6) North sixteen degrees forty-six
minutes East, fifty and no hundredths feet (N. 16° 46' E. 50.00 ft.) to a spike; and (7) North
thirty-five degrees forty-seven minutes East, one hundred forty-four and no hundredths feet

(N. 35° 47' E. 144.00 ft.) to a spike; thence continuing along lands now or formerly of Country Store Associates the three (3) following courses and distances: (1) South seventy-four degrees fifty-six minutes East, two hundred six and nine hundredths feet (S. 74° 56' E. 206.09 ft.) to an iron pin; (2) South six degrees thirty-four minutes West, six hundred forty-three and ten hundredths feet (S. 6° 34' W. 643.10 ft.) to an iron pin; and (3) North seventy-seven degrees no minutes West, two hundred ninety-four and six hundredths feet (N. 77° 00' W. 294.06 ft.) to a spike, the place of beginning. Containing four and seventy-seven hundredths acres (4.77 a.)

PARCEL NO. 2: BEGINNING at an iron pin in line of land now or formerly of Charles S. Stoever, et ux., said pin is in the North line of a 50' private road and approximately 825' West of the intersection of the North line of said road with the centerline of Legislative Route 41054; thence by the following courses and distances: (1) Along the North line of said road, S. 75° 16' 12" E., 498.78' to the center of a stream (incorrectly stated as S. 75° 16' 12" W., 498.78' on the prior deed); (2) thence along the center of said stream by the following courses and distances: N 11° 36' 05" E, 130.27'; N 00° 56' 31" W, 61.98'; N 26° 08' 44" E, 110.30'; N 10° 05' 47" E, 199.33'; N 05° 57' 37" W, 63.27'; N 76° 11' 04" W, 119.27'; N 02° 56' 58" W, 68.35'; N 14° 07' 41" E, 66.24'; N 08° 17' 55" W, 70.75'; N 22° 08' 03" E, 45.33'; (3) thence along parcel 5 of the Subdivision of Young Industries, Inc., N 82° 57' 39" W, 384.66' to a pipe; (4) thence along parcel 4 of the Subdivision of Young Industries, Inc., S 8° 42' 00" W, 123.68' to an iron pin; (5) thence along land now or formerly of Charles S. Stoever, et ux., S 8° 04' 24" W, 624.99' to the place of beginning. Containing 8.5 acres, more or less.

BEING the same premises granted and conveyed unto Carl E. Barlett and Martha G. Barlett, his wife, by deed of Charles Stearns Stoever and Joan Evenden Stoever, his wife, dated May 15, 1989 and recorded in Lycoming County Deed Book 1410 at page 59.

FOR TAX IDENTIFICATION PURPOSES ONLY, the above premises is known as Parcel #41-353-187.A on the records at the Lycoming County Assessment Office.

THIS CONVEYANCE is made under and subject to all of the covenants and restrictions which appear in prior deeds in the chain of title to the above two (2) parcels of land.

THIS conveyance is made under and subject to a reservation set forth in the deed from M. F. Colburn, Jr., et al, to Charles Stearns Stoever and Joan Evenden Stoever, his wife, herein with respect to the right and privilege to use water from a well located on Parcel 1 herein.

THIS conveyance is also made under and subject to a certain right-of-way over a portion of Parcel 1 herein, said right-of-way to be ten (10') feet in width and one hundred (100') feet in length as more fully set forth in Deed Book 494, Page 931.

THERE is also included in this conveyance, the perpetual right-of-way over a private road or lane running from the main highway to the Grantors' north property line as such right-of-way is more fully set forth in Deed Book 494, Page 931.

ALSO included in this conveyance is all of the Grantors' interest in an Agreement contained in Deed Book 494, Page 931 with respect to the maintenance of said private road or lane above referred to.

ALSO included in this conveyance is all of the Grantors' right, title and interest in and to a certain Agreement between themselves and M. F. Colburn, Jr., et al with respect to the imposition of the restrictions contained in Deed Book 494, Page 931 upon other lands then owned by M. F. Colburn, Jr., et al, as said Agreement is more fully set forth in Deed Book 494, Page 931.

ALSO included in this conveyance is the Grantors' right, title and interest in a private lane running from Legislative Route 41054 to the Northwest corner of land of the Grantors herein. Said perpetual right-of-way is more fully set forth in Deed Book 990, Page 66 above recited.

AND the said Grantors do hereby warrant specially the property hereby conveyed.

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

Signed, Sealed and Delivered In the Presence of:

Ronda Rice
Ronda Rice

Carl E. Barlett
Carl E. Barlett
Martha G. Barlett
Martha G. Barlett

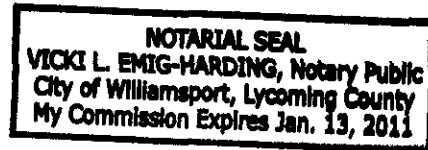
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF LYCOMING : SS

ON THIS, the 9th day of July, 2007, before me a Notary Public, the undersigned officer, personally appeared Carl E. Barlett and Martha G. Barlett, His Wife, 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

purpose therein contained.

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

Vicki L. Emig-Harding
Notary Public
My Commission Expires:



CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the Grantees herein is:

320 Carpenter Lane
Pennsdale, PA 17756

Wendy S. Trigo
Attorney or Agent for Grantees

200700010706
Filed for Record in
LYCOMING COUNTY PA
ANNABEL MILLER
07-11-2007 At 12:18 pm.
DEED 49.00
STATE TAX 4200.00
LOCAL TAX 4200.00
OR book 6068 Page 343 - 346

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF LYCOMING : SS

RECORDED on this 11th day of July, 2007, in the

Recorder's Office of said County in Record Book 6068, Page 343.

GIVEN under my hand and seal of the said office the date above written.

FILED
LYCOMING COUNTY
2007 JUL 11 P 12:14
ANNABEL MILLER
RECORDER OF DEEDS

Annabel Miller
Recorder