

Receipt 371009
Printed 06-28-2022 15:08:05

Joseph L. Davidson
Recorder of Deeds - Centre County
414 Holmes Street Suite 1
Bellefonte, PA 16823

MILLER, JOHN R III
124 N ALLEGHENY ST
BELLEFONTE PA 16823

DEED - NONTAXABLE
R 02294-0904A 1341 4 pages

1 BURKHOLDER, JESSE W
2 BURKHOLDER, JESSE W
***** RETURN TO *****

MILLER, JOHN R III
124 N ALLEGHENY ST
BELLEFONTE PA 16823

County Fee 18.00
State Writ .50
ATJ Fee 40.25
Affordable Housing 11.50

DEED - NONTAXABLE 70.25

Commonwealth of Pennsylvania)
)
County of Centre)

Recorded on Jun 28, 2022

By: JOSEPH L. DAVIDSON
RECORDER OF DEEDS
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the
official record. DO NOT DETACH

Miller III
4-4
70.25



R 02294-0904 Jun 28, 2022
BURKHOLDER, JESSE W
BURKHOLDER, JESSE W
06-28-2022
14:59:26
DN 5 pgs
Joseph L. Davidson
RECORDER OF DEEDS

DEED

THIS INDENTURE, made this 13th day of June, in the year Two Thousand Twenty Two (2022), by and between:

JESSE W. BURKHOLDER AND MARY ELLEN BURKHOLDER, of Spring Mills, Centre County, Pennsylvania, parties of the first part, **GRANTORS**,

A N D

JESSE W. BURKHOLDER AND MARY ELLEN BURKHOLDER, of Spring Mills, Centre County, Pennsylvania, parties of the second part, **GRANTEES**,

WITNESSETH, that the said Grantors for and in consideration of the sum of **ONE AND 00/100 (\$1.00) DOLLAR**, lawful money of the United States of America, paid by the said Grantees to the said Grantors, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, conveyed, released and confirmed, and by these presents do grant, bargain, convey, sell, release and confirm unto the said Grantees, their heirs, successors and assigns,

ALL that certain messuage, tenement, and tract of land situate within the Township of Penn, County of Centre, Commonwealth of Pennsylvania, being bounded and described, per a strict measure survey dated: April 22, 2022, by Mease Associates. The survey being run in a clockwise direction from the identified point of beginning, with the bearings of the survey being established by Static GPS observations and adjusted to NAD 83 Grid, Pennsylvania North Zone (3701), therefore the boundaries of this tract are described as follows:

BEGINNING at a mag nail at the centerline of a concrete bridge crossing over Penns Creek, said mag nail being South 29°16'51" East a distance of 41.36 feet from the centerline intersection of Paradise Road with Penns Creek Road, at the northern end of the above mentioned bridge, being further defined within the Pennsylvania State Plane Coordinate System (NAD-83 Grid, PA North Zone 3701), by the grid coordinates of North: 250,287.97 feet, East: 2,038,268.53 feet; **THENCE** proceeding up Penns Creek the next two courses and distances:

1. South 68°19'45" West a distance of 346.10 feet to a point in said creek,
2. North 29°10'15" West a distance of 53.65 feet to a mag nail found in the center of the Penns Creek Road;

THENCE proceeding by the centerline of Penns Creek Road the next three (3) courses and distances:

1. South 75°28'40" West a distance of 220.28 feet to a mag nail in the center of said road at the point of curvature of a curve to the left having a radius of 2235.00 feet,
2. said curve to the left an arc length of 152.81 feet, the chord of this curve bearing of South 73°11'57" West for a distance of 152.78 feet,
3. South 71°14'25" West a distance of 223.85 feet to a mag nail in the center of the road;

THENCE proceeding along Lot 4R-B, the next six (6) courses and distances:

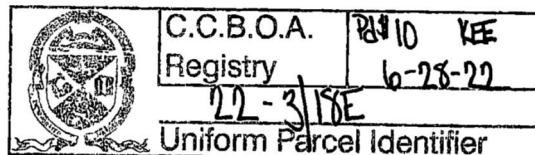
1. North 00°10'01" West a distance of 442.62 feet to an iron pin set,
2. North 16°12'59" East a distance of 248.29 feet to an iron pin set,
3. North 67°06'01" East a distance of 235.80 feet to an iron pin set,
4. North 57°42'05" East a distance of 76.25 feet to an iron pin set on the western side of a paved lane,
5. North 31°24'09" East a distance of 38.31 feet crossing said lane to an iron pin set,
6. North 54°32'47" East a total distance of 185.35 feet, crossing an iron pin set at a distance of 169.88 feet, to a point in the center of Paradise Road;

THENCE proceeding by the centerline of said road the next two (2) courses and distances:

1. by a curve to the right an arc length of 87.99 feet, said curve has a radius of 830.00 feet, and a chord of South 32°19'04" East for a distance of 87.94 feet to a point in the center of Paradise Road;
2. South 29°16'51" East a total distance of 718.91 feet, crossing over a mag nail found at the centerline intersection of Paradise Road with the centerline of Penns Creek Road, at distance of 677.55 feet to the first mentioned point being the **POINT OF BEGINNING**.

CONTAINING: 12.06 Acres, and being Lot 4R-B on a plan entitled "Final Plan Jesse W. Burkholder and Mary Ellen Burkholder Subdivision (Lot 4R - Plat Book 86, Page 161) and Lot Addition to Lands of Charles W. Burkholder (Lot 1 - Plat Book 40, Page 12)" according to a survey and plan by Mease Associates, dated April 22, 2022 as revised, and recorded in Centre County Plat Book 97, Page 169.

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BEING a portion of the premises which became vested in Jessie Burkholder and Mary Ellen Burkholder by deed from Jesse W. Burkholder and Mary Ellen Burkholder, dated November 15, 2012 and recorded in Centre County Record Book 2114, Page 107.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number:
_____.

UNDER AND SUBJECT to all existing easements, covenants, conditions, restrictions and rights of way as shown in prior documents of record.

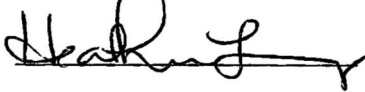
IT IS HEREBY CERTIFIED THAT THIS IS A TRANSFER BETWEEN IDENTICAL PARTIES AND SPOUSES AND THEREFORE IS EXEMPT FROM ALL REALTY TRANSFER TAXES.

Grantors 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 Grantors or to the Grantors' actual knowledge in or upon the above-described premises.

AND the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

WITNESS:



 (SEAL)
JESSE W. BURKHOLDER



 (SEAL)
MARY ELLEN BURKHOLDER

CERTIFICATE OF RESIDENCE

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

133 Paradise Road
Spring Mills PA 16875

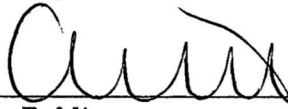


Attorney or Agent for Grantees

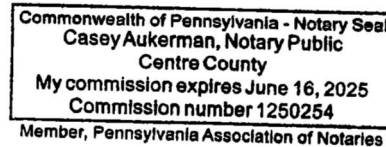
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CENTRE)

On this, the 13th day of June, 2022, before me, a Notary Public, the undersigned officer, personally appeared **JESSE W. BURKHOLDER AND MARY ELLEN BURKHOLDER**, 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 official seal.



Notary Public



**John R. Miller, III
MILLER KISTLER & CAMPBELL
124 North Allegheny Street
Bellefonte, PA 16823**