

PUBLIC REAL ESTATE AUCTION

80 Acres Wooded w/Ranch Home
Sat. August 31, 2024 @ 11:00 A.M.

14525 Deer Spring Lane, Huntingdon, PA 16625- Huntingdon Co.



For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Seller: John D. Cox





Directions: From Rt 522 in Mt Union, take the US-22 W for 7 miles and turn left onto PA-829 S. Go 7.9 miles and turn right onto Morgans Rd. Go .8 of a mile and turn right onto Happy Hills Rd and make an immediate left onto John Bum Rd. Go .8 of a mile and continue straight onto Deer Spring Lane.

Property Description: 80 acres of woodland with 5 bedroom home adjoining Raystown Lake and Rothrock State Forest. Currently used as a weekend retreat, this well-maintained ranch style home has 1764 sq ft of living space on the first floor, consisting of 3 bedrooms, two full baths, kitchen, dining room, living room and a huge sunroom. The walkout basement has an additional 2 bedrooms, 1 full bath, laundry, game room plus a large utility room/workshop. Keep comfortable year-round with central air, pellet stove, or in the hot tub on the deck where you can watch wildlife visit the back yard pond. A large, contiguous area of public land meets you at the front door, where the Rothrock State Forest/Trough Creek State Park border the property. A well-maintained road takes you to the top where a short walk will find you overlooking the Raystown Lake. A paved driveway leads to the 30'x30' pole barn with 13' high garage doors for your boat and other toys. The driveway also circles around the back and into an open field which served as a camping area in the past but could also be turned into a food plot or pasture. Whether you want to hunt, play or live here, this beautiful piece of property will not disappoint!

Open House Dates: Sat. Aug. 3, 1-3 P.M. & Fri. August 16, 5-7 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before October 30, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Bridge loans available:** Call Auctioneer for details. **Annual Property Taxes:** \$1,530.05

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

All information provided is deemed to be accurate but not guaranteed.

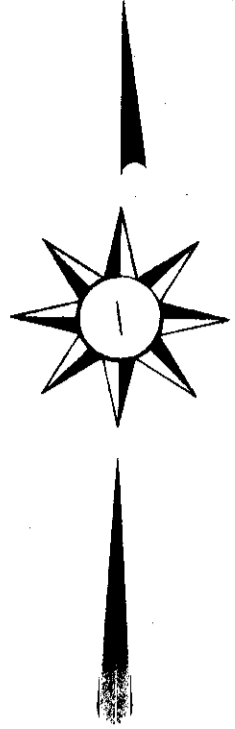
For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383











MAGNETIC 2007

RAYSTOWN LAKE
U. S. GOVERNMENT

BUCKLEYS PARADISE
DB. 870 PG. 58
TAX NO. 50-07-03

RECORDED
10/09/2013 12:09:54 PM
Virginia Cooper
Register and Recorder
Clerk of Orphans' Court
Huntingdon County, PA
Instrument: 2013-005725

RANDALL K. STEEL ET AL
DB. 2011 PG. 50120
TAX NO. 50-07-04

AREA
81.33 ACRES

BROOK D. SHEETZ
DEED BOOK 782 PAGE 870
TAX PARCEL #50-12-01.5
SURVEYED BY
EDWARD D. ROTZ
OCTOBER 2, 1992

SET REBAR WITNESS 60' FROM POINT
C/L POWERLINE 60' CLEARED
POINT ON POWER LINE
S 04°38'35" E 427.88'
TIE
S 71°24'08" W 391.97'
TIE
S 71°24'08" W 402.61'
FOUND STAKE AND STONES
FOUND REBAR

N 53°25'53" W 505.67'
LAURA DEE CRUM
DEED BOOK 92 PAGE 411
TAX PARCEL #50-12-01.2

FOUND PUNCH MARK ON LARGE STONE

FOUND STONE PILE

EXISTING R-O-W AS CONVEYED BY AGREEMENT OF GILBERT G. McCLAIN AND WIFE AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF HUNTINGDON COUNTY IN MISCELLANEOUS BOOK VOLUME 116 PAGE 970.

JOHN D. COX
DEED BOOK 910 PAGE 552
TAX PARCEL #50-07-08
SURVEYED BY
YOUNG'S SURVEYING INC.
JULY 27, 2007

COMMONWEALTH OF PA
STATE GAME LANDS

EXISTING HOUSE

DEER SPRING LANE

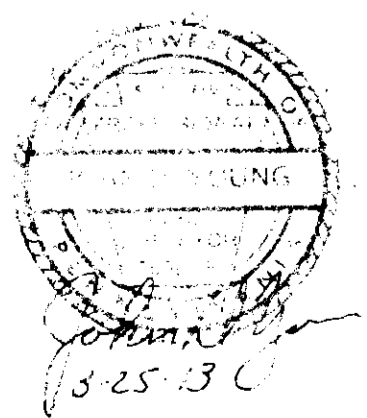
JOHN & BERTHA G. FIGARD
DB. 136 PG. 360
TAX NO. 50-12-04

FOUND KEYSTONE IN STONE PILE
ELEC. POLE
JOHN BLUM ROAD

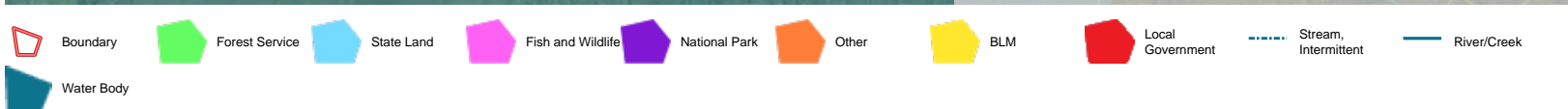
I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office of
HUNTINGDON COUNTY-PENNSYLVANIA

Virginia Cooper
Virginia Cooper
Recorder of Deeds

PLAN OF SURVEY
FOR
RICHARD A. GIBBLE
DEED BOOK 230 PAGE 371
TAX NO. 50-07-07.1
UNION TOWNSHIP HUNTINGDON COUNTY
PENNSYLVANIA
SCALE: 1" = 200' MARCH 25, 2013



20135725



14525 Deer Spring Ln Huntingdon PA 16652

Huntingdon County, Pennsylvania, 80 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY 14525 Deer Spring Lane, Huntingdon, PA 16625**

2 **SELLER John D. Cox**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials JD / _____ Date 7/2/2024

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



44 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

51 **Explain any "yes" answers in Section 1:** _____
 52 _____

53 **2. OWNERSHIP/OCCUPANCY**

- 54 (A) **Occupancy**
 55 1. When was the Property most recently occupied? vacation home since '08
 56 2. By how many people? varies seasonally - mostly 6 people, <60 days/year
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? _____
 59 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney
 64 (C) When was the Property acquired? 2008
 65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 pet dog visits occasionally

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2		X		
B3		X		
B4		X		
C				

67 **Explain Section 2 (if needed):** _____
 68 _____

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

- 70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.
 72 (B) **Type.** Is the Property part of a(n):
 73 1. Condominium
 74 2. Homeowners association or planned community
 75 3. Cooperative
 76 4. Other type of association or community _____
 77 (C) If "yes," how much are the fees? \$ _____, paid ([] Monthly)([] Quarterly)([] Yearly)
 78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____
 80 (E) If "yes," provide the following information:
 81 1. Community Name _____
 82 2. Contact _____
 83 3. Mailing Address _____
 84 4. Telephone Number _____
 85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				
D		X		
E1				
E2				
E3				
E4				
F				

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

- 92 (A) **Installation**
 93 1. When was or were the roof or roofs installed? about 2012
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?
 95 (B) **Repair**
 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?
 98 (C) **Issues**
 99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1				
A2	X			
B1	X			
B2	X			
C1		X		
C2		X		
C3		X		

103 Seller's Initials ML / _____ Date 7/2/2024 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: when the sunroom was added in 2012, the existing roof was removed and replaced. New, thicker plywood decking was installed

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? _____
2. Does the Property have a sump pump? If "yes," how many? _____
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3				X
A4				X
B1		X		
B2		X		
B3		X		

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1	X			
B2		X		

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?
2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: we have annual pest control each year for general pest control. There are no known pest issues

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s) _____

3. If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A	X			
B		X		
C		X		
D1		X		
D2				
D3				
E		X		
F		X		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: crack in block wall behind pellet stove has been present during my 16 years of ownership with no obvious change.

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Sun room added	2012	Yes	Yes
Garage	2022	Yes	Yes

Seller's Initials DS JDC / _____ **Date** 7/2/2024 **SPD Page 3 of 11** **Buyer's Initials** _____ / _____ **Date** _____

162 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Driveway paving	2022	NA	NA

173 A sheet describing other additions and alterations is attached.
 174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

Yes	No	Unk	N/A
	X		

176 **Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and
 177 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work
 178 and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-
 179 grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine
 180 if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous
 181 owners without a permit or approval.

182 **Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for
 183 drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-
 184 vious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan
 185 to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your
 186 ability to make future changes.

187 **9. WATER SUPPLY**

188 (A) **Source.** Is the source of your drinking water (check all that apply):

	Yes	No	Unk	N/A
189 1. Public				
190 2. A well on the Property				
191 3. Community water				
192 4. A holding tank				
193 5. A cistern				
194 6. A spring	X			
195 7. Other _____				
196 8. If no water service, explain: _____				

197 (B) **General**

198 1. When was the water supply last tested? <u>about 2016</u>				
199 Test results: <u>safe for consumption</u>				
200 2. Is the water system shared?		X		
201 If "yes," is there a written agreement?				
202 4. Do you have a softener, filter or other conditioning system?	X			
203 5. Is the softener, filter or other treatment system leased? From whom? _____		X		
204 6. If your drinking water source is not public, is the pumping system in working order? If "no," 205 explain: _____	X			

206 (C) **Bypass Valve** (for properties with multiple sources of water)

207 1. Does your water source have a bypass valve?			X	
208 2. If "yes," is the bypass valve working?			X	

209 (D) **Well**

210 1. Has your well ever run dry?		X		
211 2. Depth of well <u>spring</u>				
212 3. Gallons per minute: <u>varies</u> , measured on (date) <u>seasonal</u>				
213 4. Is there a well that is used for something other than the primary source of drinking water? 214 If "yes," explain _____		X		
215 5. If there is an unused well, is it capped?		X		

217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

- 219 (E) Issues
- 220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items?
- 222 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		X		
E2	X			

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedia-**
 224 **tion efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 225 overflow to pond pipe collapsed, upgraded to 4" pvc from holding tank to pond; about 2021

226 **10. SEWAGE SYSTEM**

- 227 (A) General
- 228 1. Is the Property served by a sewage system (public, private or community)?
- 229 2. If "no," is it due to unavailability or permit limitations?
- 230 3. When was the sewage system installed (or date of connection, if public)? _____
- 231 4. Name of current service provider, if any: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3			X	
A4				X

- 232 (B) Type Is your Property served by:
- 233 1. Public
- 234 2. Community (non-public)
- 235 3. An individual on-lot sewage disposal system
- 236 4. Other, explain: _____

	Yes	No	Unk	N/A
B1				
B2				
B3	X			
B4				

- 237 (C) Individual On-lot Sewage Disposal System. (check all that apply):
- 238 1. Is your sewage system within 100 feet of a well?
- 239 2. Is your sewage system subject to a ten-acre permit exemption?
- 240 3. Does your sewage system include a holding tank?
- 241 4. Does your sewage system include a septic tank?
- 242 5. Does your sewage system include a drainfield?
- 243 6. Does your sewage system include a sandmound?
- 244 7. Does your sewage system include a cesspool?
- 245 8. Is your sewage system shared?
- 246 9. Is your sewage system any other type? Explain: _____
- 247 10. Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1		X		
C2			X	
C3			X	
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9		X		
C10		X		

- 248 (D) Tanks and Service
- 249 1. Are there any metal/steel septic tanks on the Property?
- 250 2. Are there any cement/concrete septic tanks on the Property?
- 251 3. Are there any fiberglass septic tanks on the Property?
- 252 4. Are there any other types of septic tanks on the Property? Explain _____
- 253 5. Where are the septic tanks located? in ground in the yard near the small shed
- 254 6. When were the tanks last pumped and by whom? About two years ago. Have had
 255 pumped about every five years. Never any issues found.

	Yes	No	Unk	N/A
D1		X		
D2	X			
D3		X		
D4		X		
D5				
D6				

- 256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
- 257 1. Are you aware of any abandoned septic systems or cesspools on the Property?
- 258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
 259 ordinance?

	Yes	No	Unk	N/A
E1		X		
E2				

- 260 (F) Sewage Pumps
- 261 1. Are there any sewage pumps located on the Property?
- 262 2. If "yes," where are they located? _____
- 263 3. What type(s) of pump(s)? _____
- 264 4. Are pump(s) in working order?
- 265 5. Who is responsible for maintenance of sewage pumps? _____

	Yes	No	Unk	N/A
F1		X		
F2				
F3				
F4				X
F5				

- 267 (G) Issues
- 268 1. How often is the on-lot sewage disposal system serviced? _____
- 269 2. When was the on-lot sewage disposal system last serviced and by whom? _____
- 270 _____
- 271 3. Is any waste water piping not connected to the septic/sewer system?
- 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

	Yes	No	Unk	N/A
G1				
G2				
G3		X		
G4		X		

275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** _____
 279

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4	X			
A5				
A6				
A7				
B		X		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: _____
 292

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4	X			
A5		X		
A6				
A7				
B1				
B2			X	
B3			X	
C		X		

304 (B) **System(s)**

- 305 1. How many water heaters are there? 1
- 306 Tanks 1 Tankless _____
- 307 2. When were they installed? _____
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?
 310 If "yes," explain: _____
 311

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: wood pellet

	Yes	No	Unk	N/A
A1	X			
A2				
A3				
A4	X			
A5		X		
A6				
A7				
A8				
A9	X			
B1	X			
B2				
B3	X			
B4				
B5				
B6				
B7				

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 335 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

		Yes	No	Unk	N/A
336	8. Pellet stove(s)	X			
337	How many and location? <u>one in basement</u>				
338	9. Wood stove(s)		X		
339	How many and location? _____				
340	10. Coal stove(s)		X		
341	How many and location? _____				
342	11. Wall-mounted split system(s)	X			
343	How many and location? <u>one in sunroom</u>				
344	12. Other: _____				
345	13. If multiple systems, provide locations _____				
346	_____				
347	(C) Status				
348	1. Are there any areas of the house that are not heated?		X		
349	If "yes," explain: _____				
350	2. How many heating zones are in the Property? <u>2</u>				
351	3. When was each heating system(s) or zone installed? <u>mini split and furnace ~ 2019</u>				
352	4. When was the heating system(s) last serviced? <u>spring, 2024</u>				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				
354	<u>a wall mount propane in basement, one unvented freestanding in IR</u>				
355	6. Is any part of the heating system subject to a lease, financing or other agreement?		X		
356	If "yes," explain: _____				
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many? _____		X		
359	2. Are all fireplaces working?				
360	3. Fireplace types (wood, gas, electric, etc.): _____				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	X			
363	6. How many chimneys? <u>1 - used by pellet stove</u>				
364	7. When were they last cleaned? <u>inspected within last five years</u>			X	
365	8. Are the chimneys working? If "no," explain: _____	X			
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?	X			
368	2. Location(s), including underground tank(s): <u>1 propane on garage end of house</u>				
369	3. If you do not own the tank(s), explain: <u>Heller propane owns</u>				
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"		X		
371	explain: _____				
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air	X			
375	a. How many air conditioning zones are in the Property? <u>1</u>				
376	b. When was each system or zone installed? _____				X
377	c. When was each system last serviced? <u>spring 2024</u>				
378	2. Wall units		X		
379	How many and the location? _____				
380	3. Window units		X		
381	How many? _____				
382	4. Wall-mounted split units	X			
383	How many and the location? <u>one - sunroom</u>				
384	5. Other _____		X		
385	6. None		X		
386	(B) Are there any areas of the house that are not air conditioned?		X		
387	If "yes," explain: _____				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		X		
389	_____				

390 Seller's Initials MC / _____ Date 7/2/2024 SPD Page 7 of 11 Buyer's Initials _____ / _____ Date _____

391 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

- 395 1. Does the electrical system have fuses?
 396 2. Does the electrical system have circuit breakers?
 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered? _____
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

401 (B) What is the system amperage? _____

402 (C) Are you aware of any knob and tube wiring in the Property?

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____
 404 _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				
3b				
B			X	
C		X		
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish		X	
Ceiling fans	X			Security alarm system			X
Deck(s)		X		Smoke detectors		X	
Dishwasher		X		Sprinkler automatic timer			X
Dryer		X		Stand-alone freezer			X
Electric animal fence			X	Storage shed		X	
Electric garage door opener		X		Trash compactor			X
Garage transmitters		X		Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven		X		4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

431 (C) Explain any "yes" answers in Section 16: LR ceiling fan light not working
 432 _____

433 **17. POOLS, SPAS AND HOT TUBS**

434 (A) Is there a swimming pool on the Property? If "yes,":

- 435 1. Above-ground or in-ground? _____
 436 2. Saltwater or chlorine? _____
 437 3. If heated, what is the heat source? _____
 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
 439 5. What is the depth of the swimming pool? _____
 440 6. Are you aware of any problems with the swimming pool?
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: Hot tub is not part of real estate sale. Brand new if someone
 448 wants to reimburse the purchase price.

	Yes	No	Unk	N/A
A		X		
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B		X		
B1				
B2				

449 Seller's Initials MLC / _____ Date 7/2/2024 SPD Page 8 of 11 Buyer's Initials _____ / _____ Date _____

450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

	Yes	No	Unk	N/A
453 (A) Have any windows or skylights been replaced during your ownership of the Property? A		X		
454 (B) Are you aware of any problems with the windows or skylights? B		X		

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**
 456 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 457

458 **19. LAND/SOILS**

459 **(A) Property**

	Yes	No	Unk	N/A
460 1. Are you aware of any fill or expansive soil on the Property? A1		X		
461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth 462 stability problems that have occurred on or affect the Property? A2		X		
463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being 464 spread on the Property? A3		X		
465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4		X		
466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on 467 the Property? A5		X		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 **(B) Preferential Assessment and Development Rights**

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

	Yes	No	Unk	N/A
474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1	X			
475 2. Open Space Act - 16 P.S. §11941, et seq. B2		X		
476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3		X		
477 4. Any other law/program: <u>I think it is clean and green</u> B4		X		

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 **(C) Property Rights**

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
 483 previous owner of the Property):

	Yes	No	Unk	N/A
484 1. Timber C1		X		
485 2. Coal C2		X		
486 3. Oil C3		X		
487 4. Natural gas C4		X		
488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5		X		

489
 490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 493 *to terms of those leases.*

494 **Explain any "yes" answers in Section 19:** _____
 495

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 **(A) Flooding/Drainage**

	Yes	No	Unk	N/A
498 1. Is any part of this Property located in a wetlands area? A1		X		
499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2		X		
500 3. Do you maintain flood insurance on this Property? A3		X		
501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4		X		
502 5. Are you aware of any drainage or flooding mitigation on the Property? A5		X		
503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per- 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, 505 pipe or other feature? A6		X		
506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages 507 storm water for the Property? A7				X

508 **Seller's Initials** MS / _____ **Date** 7/2/2024 **SPD Page 9 of 11** **Buyer's Initials** _____ / _____ **Date** _____

509 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	X		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	X		
517 3. Can the Property be accessed from a private road or lane?	B3		X	
518 a. If "yes," is there a written right of way, easement or maintenance agreement?	3a			
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b			
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4		X	

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-*
 523 *ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine*
 524 *the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in*
 525 *the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** Two adjoining properties up the ridge have ROW for driveway
 527 access. Sunoco pipeline has an easement for the pipeline. Rural Electric has ROW for lines

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		X	
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or 532 mold-like substances in the Property?	A2		X	

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1		X	
539 2. If "yes," provide test date and results _____	B2			
540 3. Are you aware of any radon removal system on the Property?	B3		X	

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1		X	
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on 546 the Property?	C2		X	

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?	D1		X	
549 2. Are you aware of any underground tanks that have been removed or filled?	D2		X	

550 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?

	Yes	No	Unk	N/A
551 If "yes," location: _____	E		X	

552 **(F) Other**

	Yes	No	Unk	N/A
553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) 554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1		X	
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the 556 Property?	F2		X	
557 3. If "yes," have you received written notice regarding such concerns?	F3			X
558 4. Are you aware of testing on the Property for any other hazardous substances or environmental 559 concerns?	F4		X	

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**
 561 **issue(s):** _____

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1		X	
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation 566 associated with the Property?	A2		X	

567 **Seller's Initials** DS MC / _____ **Date** 7/2/2024 **SPD Page 10 of 11** **Buyer's Initials** _____ / _____ **Date** _____

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 **(B) Financial**

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 **(C) Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 **(D) Additional Material Defects**

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____
 596 _____

597 **23. ATTACHMENTS**

598 **(A) The following are part of this Disclosure if checked:**

- 599 [] Seller's Property Disclosure Statement Addendum (PAR Form SDA)
 600 [] _____
 601 [] _____
 602 [] _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER DocuSigned by: John D. Cox DATE 7/2/2024
 609 SELLER 9B2557A4B99F476... DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____

AGREEMENT OF SALE

This Agreement for Sale of the real estate belonging to John D. Cox Seller, to be offered at public sale on August 31, 2024, is entered into this _____ day of _____, 2024. The Seller is John D. Cox collectively hereinafter "Seller" and

_____,
_____ hereinafter "Buyer."

1. The property which is the subject of this Agreement is situate in Union Township, Huntingdon County, Pennsylvania. A copy of the Deed describing the property to be sold and purchased is attached as Exhibit "A" and incorporated herein by reference. The tract to be sold is tax map number 50-07-08.

2. The highest bidder shall be declared by the auctioneer to be the Buyer subject, however, to the right of the Seller to reject any and all bids.

3. The Buyer shall pay \$30,000.00 down at the time the property is knocked down to the Buyer, either in cash or by approved check. These funds are non-refundable to Buyer except

for failure of the seller to meet the conditions of this agreement.

4. The remaining balance shall be paid at final settlement which shall not be later than October 30, 2024. Time is of the essence. Closing shall be held at the office of David A. Ody, Esquire, 222 Penn Street, Huntingdon, Pennsylvania 16652.

5. Possession of the premises shall be given to the Buyer at settlement.

6. The Deed to be delivered to the Buyer shall be a special warranty deed prepared and executed at the expense of the Seller. This Deed shall convey the property free and clear of all liens and encumbrances, except for easements of record and easements which exist for utilities, roadways, highway rights-of-way and other visible easements.

7. Real Estate Transfer Stamps required for the validation of the Deed (2%) shall be paid entirely by the Buyer.

8. Real estate taxes shall be prorated to the date of closing on a calendar year basis for the municipal taxes and on

a fiscal year for school taxes as of the date of closing. Seller shall pay the taxes up to the date of closing and Buyer shall pay the taxes after the date of closing.

9. The property is sold in "as is" condition.

10. The Buyer may purchase at Buyer's expense any title insurance or certifications of title which the Buyer desires.

11. Risk of loss for the property shall be with the Seller until the date of closing, and thereafter with the Buyer.

12. Attached are property disclosure statements and lead paint disclosures, if applicable.

13. In the event of default by Buyer, Seller may terminate this Agreement by giving notice to Buyer, whereupon all rights of Buyer hereunder shall immediately cease and this Agreement shall be null and void at the option of Seller. In the event Seller elects to declare this Agreement null and void and retains any payments made hereunder, said retention of payment is optional and not mandatory and SELLER may seek specific performance of this Agreement and/or pursue such other remedies

provided in this Agreement and/or such other remedies as may be available at law or equity.

14. Should Seller default in the full and timely performance of any of Seller's obligations under the terms of this Agreement, for any reason other than the Buyer's default, Buyer may terminate this Agreement by giving notice to Seller, whereupon Buyer shall be entitled to a refund of the entire downpayment; and/or Buyer may seek specific performance of this Agreement and/or pursue such other remedies provided in this Agreement and/or pursue such other remedies as may be available at law or equity.

15. This Agreement constitutes the entire agreement between the parties hereto and no addition, modification or deletion shall be valid unless reduced to writing and signed by each of the parties hereto.

16. Upon execution, this agreement and its terms and conditions shall be binding upon and inure to the benefit of the

parties hereto, their respective heirs, personal
representatives, successors or assigns.

Date

John D. Cox

The undersigned Buyer(s) _____

acknowledges the purchase of the within described real estate at
the price of \$ _____, with a down payment of \$30,000.00
subject to the above conditions, with which the undersigned
agrees to comply.

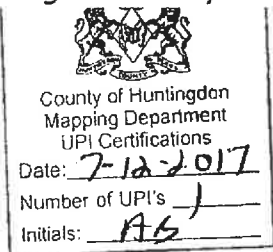
WITNESS the undersigned's hand and seal this _____ day of
_____, 2024.

Date

Buyer

Date

Buyer



RECORDED
 07/12/2017 11:19:58 AM
 Virginia Cooper
 Register and Recorder
 Clerk of Orphans' Court
 Huntingdon County, PA
 Instrument: 2017-002987

Huntingdon County Tax Parcel No. 50-07-08

PREPARED BY AND RETURN TO:
REESE, SAMLEY, WAGENSELLER, MECUM & LONGER, P.C.
 120 North Shippen Street
 Lancaster PA 17602
 (717) 393-0671

THIS DEED, MADE this 30th day of June in the year Two Thousand Seventeen (2017).

Between JOHN D. COX AND CYNTHIA A. COX, of the County of Lancaster,
 (hereinafter called the Grantors),

AND

JOHN D. COX, of the County of Lancaster,
 (hereinafter called the Grantee),

WITNESSETH, that in consideration of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, his heirs and assigns:

ALL THAT CERTAIN parcel of ground situate in Union Township, Huntingdon County, Pennsylvania, bounded and described as follows:

CONTAINING eighty (80) acres, more or less, being the same tract of land title to which became vested in J. Coy Coder by deed of C. H. Fetterolf, Harry W. Davis and William H. Shafer, Commissioners of Huntingdon County, dated May 27, 1941, and recorded February 10, 1942, in Deed Book Z-7, Page 306.

BEING THE SAME PREMISES which Samuel G. Corbin and Deborah I. Corbin, by deed dated August 26, 2008 and recorded August 29, 2008 in the Recorder of Deeds Office in and for Huntingdon County, Deed Book 910, Page 0552, Instrument No. 2008-005663, did grant and convey unto John D. Cox and Cynthia A. Cox, husband and wife, their heirs and assigns.

THIS conveyance is from husband and wife to husband and is, therefore, exempt from Realty Transfer Tax.

Grantors warrant **SPECIALLY** the property hereby conveyed.

Huntingdon County Online Information System

Parcel Number 50-07-08

Parcel Information

District	UNION TWP - 50	Deed Book/Page	2017/2987
Parcel Number	50-07-08	Property ID	25537
Property Address	14525 DEER SPRING LANE	Acres	80
Property Type	AGRICULTURE	Date of Sale	6/30/2017
Property Class	AGRICULTURAL	Selling Price	\$1
School District	MT. UNION AREA	Tax Claim	CALL (814) 643-3526 FOR STATUS

Owner Name and Address

Current Owner(s)	COX JOHN D
Owner Address	JOHN D COX 193 NORTHRIDGE DRIVE LANDISVILLE, PA 17538

Property Values

Assessment Information	
Land	\$27,280
Improvements	\$21,200
Total Assessment	\$48,480

Clean and Green	
C&G Approved?	YES
C&G Land	\$2,640
C&G Improvements	\$21,200
C&G Total Assessment	\$23,840

Additional Information	
Homestead	NO
Farm Outbuildings	

Property Taxes

FOR INQUIRY & ESTIMATE PURPOSES ONLY

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County	\$476.80
County Special 911	\$14.07
County Special Bailey	\$9.77
Township	\$41.72
Fire/Utility/Special	\$0.00
School	\$1,081.14
Total	\$1,623.50

*Property tax estimates are calculated at FACE and do not reflect reductions for Homestead or Farmstead.

Parcel Information

Public Water	No
Public Sewer	No
Paved Streets	Dirt

Building Description(s) for Parcel 50-07-08

Information for Building #1			
Dwelling Type	RESIDENTIAL (AGRICULTURAL W/BUILDING - PRIVATE)	Bedrooms	
Dwelling Style	Modern/Contemp	Full Baths	
Stories		Half Baths	
Actual Age	1993	Heating	Air Conditioning
Remodeled Date		Heating #2	Heat Pump
Basement	Full	Heating Fuel	Unknown
Exterior	Vinyl; Stone	Air Conditioning	Central
First Level Rooms	5	Fireplaces	0
Second Level Rooms		Roof	Shingle Wood Framing
Third Level Rooms		Assessed Value	\$21,200

Outbuildings				
Type	Description	Year	Size	Assessed Value
Shed	Typical	OLD		\$0

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